



Lakeland Gardens, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious three bedroom, property situated only a short distance from Chorley town centre. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from good local schools, supermarkets and amenities. This excellent property is spacious throughout and would be an ideal investment for families

Internally, the property comprises a welcoming entrance hall leading to the kitchen and the rear lounge. The front facing kitchen is finished in a modern style and has ample worktop space as well and newly fitted amenities including an induction hob and sink with room for freestanding appliances as well. Moving to the rear is the lounge hosting a sliding glass door that not only floods the room with natural light but offers seamless access to the rear garden.

Moving to the first floor you will find three generously sized double bedrooms with the master bedroom boasting its own three piece ensuite providing practicality and privacy. Serving the rest of the rooms on the floor is the family bathroom with an over the bath shower.

Externally, the rear garden offers an ideal space for relaxing and has tall fences for added security and privacy. Also to the front the rear of the property, the property benefits from having two allocated parking spaces.

Overall this well finished modern home is an ideal canvas for first time buyers or couples looking to make their dream home in a quiet yet well connected area.







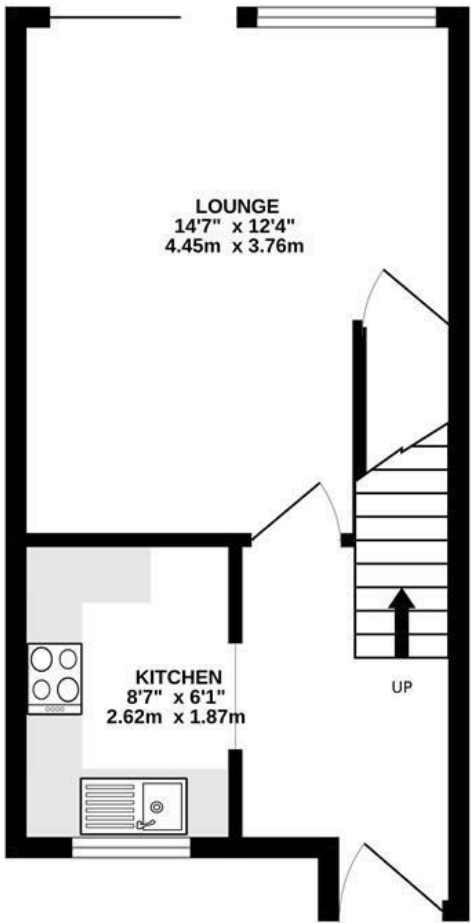




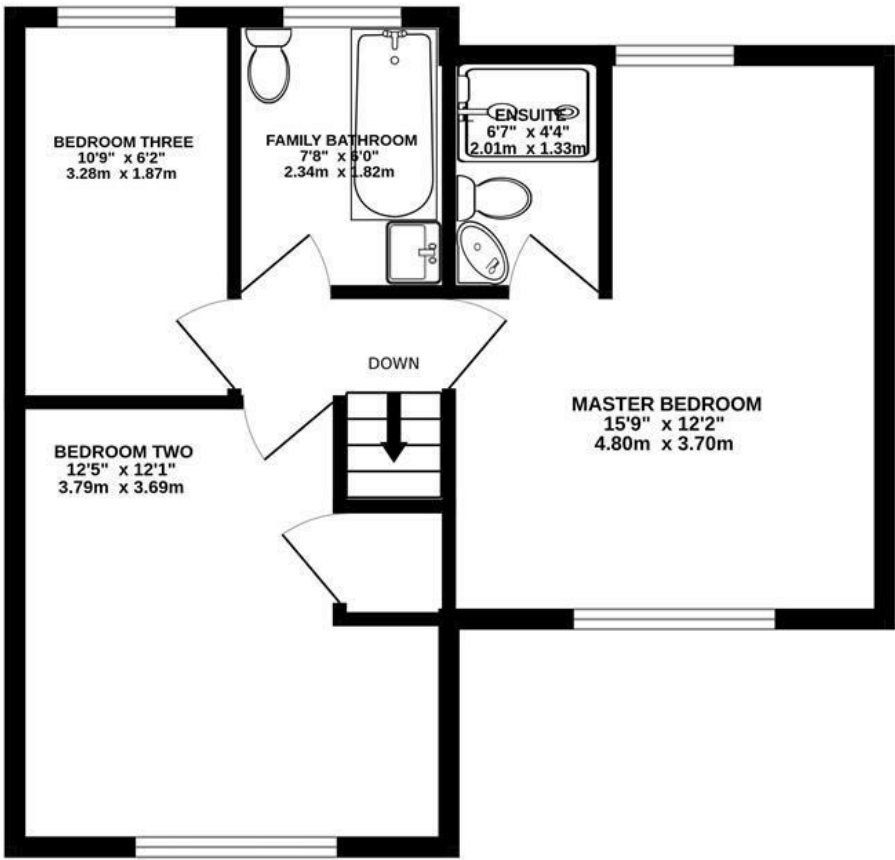


BEN ROSE

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

