



## **Greenfield Road, Chorley**

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom mid-terrace home, perfectly located in a popular residential area of Chorley, Lancashire. Situated close to a wealth of local amenities including schools, shops, and parks, this delightful property is ideal for families looking to move straight in. The property benefits from superb travel links too – Chorley train station is just a short distance away, providing easy access into Preston and Manchester, while the M61 and M6 motorways offer straightforward routes to the nearby towns and cities.

As you step inside this bright and welcoming home, you are greeted by the entrance hall which provides access to the spacious lounge and staircase to the first floor. The lounge itself is generously proportioned and filled with natural light, creating a warm and inviting environment. Beyond this, the extended lounge/diner offers even more living space and features additional storage tucked neatly under the stairs, making this an ideal space for family gatherings and entertaining. The kitchen is compact yet functional, fitted with a gas hob and ample cupboard space. From here, you'll find a good-sized utility room and a convenient downstairs toilet, perfect for busy households.

To the first floor, a spacious landing provides access to three bedrooms and the family bathroom. The two double bedrooms are bright, airy and offer ample room for all your furniture, while the third single bedroom would make a lovely child's room or home office. Completing the first floor is a well-maintained family bathroom with a three-piece suite.

Externally, the front of the home benefits from on-road parking. To the rear, you will find a charming, easy-maintenance garden which features a mixture of bark and artificial grass, making it perfect for children to play or for relaxing on summer evenings. Overall, this mid-terrace home offers spacious and practical living accommodation throughout and would make a fantastic home for any growing family looking for a comfortable, ready-to-move-in property in a superb Chorley location.







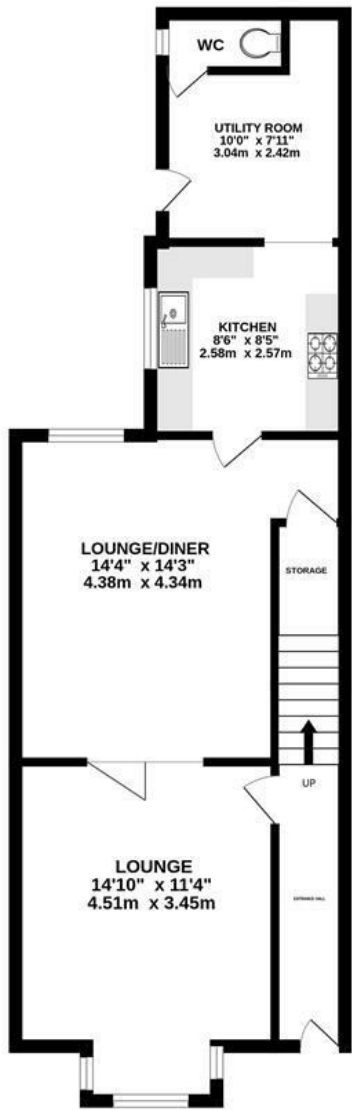




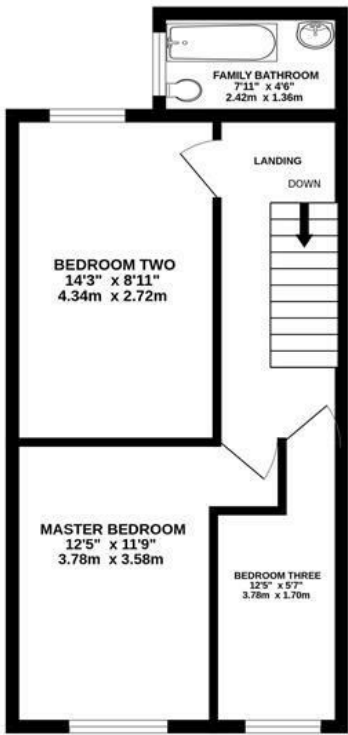


# BEN ROSE

GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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) <b>A</b>                          |  |                             |
| (81-91) <b>B</b>                            |                                                                                     |                                                                                                                |
| (69-80) <b>C</b>                            |                                                                                     |                                                                                                                |
| (55-68) <b>D</b>                            |                                                                                     |                                                                                                                |
| (39-54) <b>E</b>                            |                                                                                     |                                                                                                                |
| (21-38) <b>F</b>                            |                                                                                     |                                                                                                                |
| (1-20) <b>G</b>                             |                                                                                     |                                                                                                                |
| Not energy efficient - higher running costs |                                                                                     |                                                                                                                |
| England & Wales                             |                                                                                     | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

