



Cottage Fields, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom detached family home located in a peaceful cul-de-sac in Chorley, Lancashire. This charming property offers an ideal family living environment with modern features and a fantastic location. Situated close to Chorley town centre, the home benefits from a wealth of local amenities, including shops, schools, and leisure facilities. Excellent travel links include nearby train stations, convenient bus routes, and access to major motorways such as the M61 and M6, making it perfect for commuters. Early viewing is highly recommended to avoid disappointment.

As you step into the property, you are welcomed into the entrance hallway where you'll find a convenient WC and the staircase leading to the upper level. To the right is a spacious lounge, featuring a charming fireplace and a beautiful bay window that fills the room with natural light. On the opposite side of the hallway, you'll enter the open-plan kitchen and dining area. The contemporary fitted kitchen includes an integrated oven, hob, microwave, and dishwasher, with additional space for freestanding appliances. There is ample storage throughout, as well as a convenient breakfast bar ideal for casual dining. The dining area comfortably accommodates a large family dining table and offers access to understairs storage. Both single and double patio doors lead out to the rear garden.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom benefits from a walk-in dressing room, which was previously an en-suite and still has the necessary connections for easy conversion back. A stylish three-piece family bathroom with an over-the-bath shower completes the upper level.

The home also features a fully boarded loft with a pull-down ladder for easy access, providing additional storage space.

Externally, the property offers a private driveway for off-road parking and a single detached garage equipped with lighting and power. To the rear, you'll find a generously sized garden with a well-maintained lawn and a flagged patio area—perfect for outdoor relaxation or entertaining.





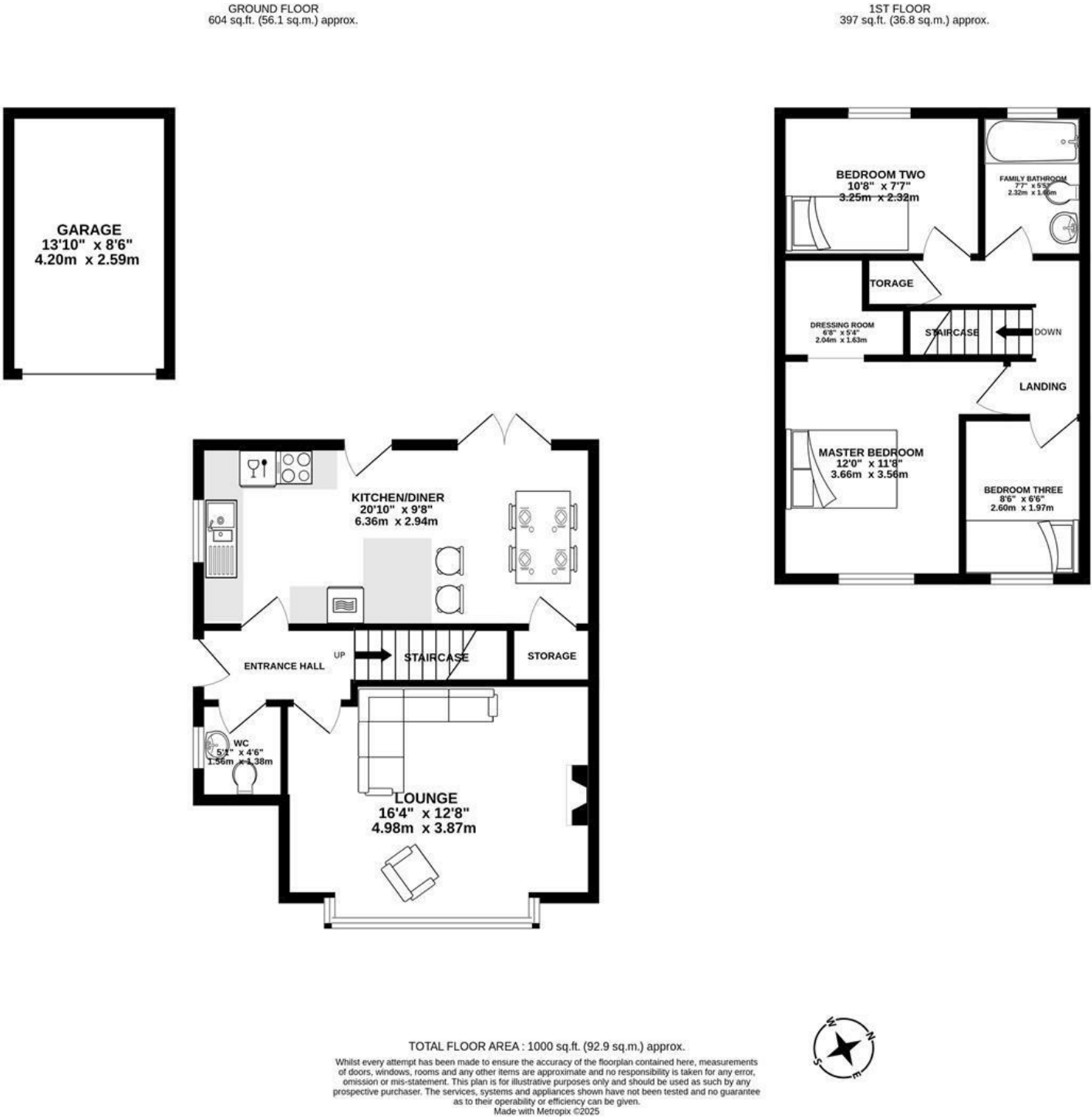








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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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		
(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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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