



Millfield Road, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom semi-detached property, located on a quiet residential street just a short walk from Chorley town centre. Having had only one owner since it was built in 1957 and offered with no onward chain, this charming family home provides a generous amount of living space both inside and out. While in need of some modernisation, it presents an excellent opportunity for those seeking a renovation project, investment property, or the chance to create their dream home in a highly desirable location. The property is ideally positioned close to excellent local schools, shops, and amenities, making it perfect for families and commuting is made easy with superb travel links, including Chorley train station nearby and easy access to the M6 and M61 motorways.

Stepping into the property, you are greeted by a welcoming entrance hallway with a staircase leading to the upper level. On the left, you will find the spacious lounge, featuring a large front-facing window and a charming feature fireplace. The lounge flows seamlessly into the dining room, which provides ample space for a family dining table, with double doors leading through to the family room at the rear. This generously sized family room boasts dual-aspect windows and a door opening directly onto the garden. This versatile extension provides practical additional living space that could be used as a second lounge, playroom, home office, or kitchen extension, catering to the needs of modern family life. Also off the main entrance hallway is the modern kitchen, offering ample storage and an integrated oven and hob. A convenient utility room connects the kitchen to the family room, providing additional storage and space for freestanding appliances, with a single door giving access to the rear garden.

Upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property features a spacious private driveway providing off-road parking for multiple vehicles. The driveway extends to a single detached garage, equipped with power and lighting, offering additional storage. At the rear is a generously sized garden with a raised lawn, a lower patio area, and a good-sized storage shed.

Early viewing is highly recommended to avoid any potential disappointment.







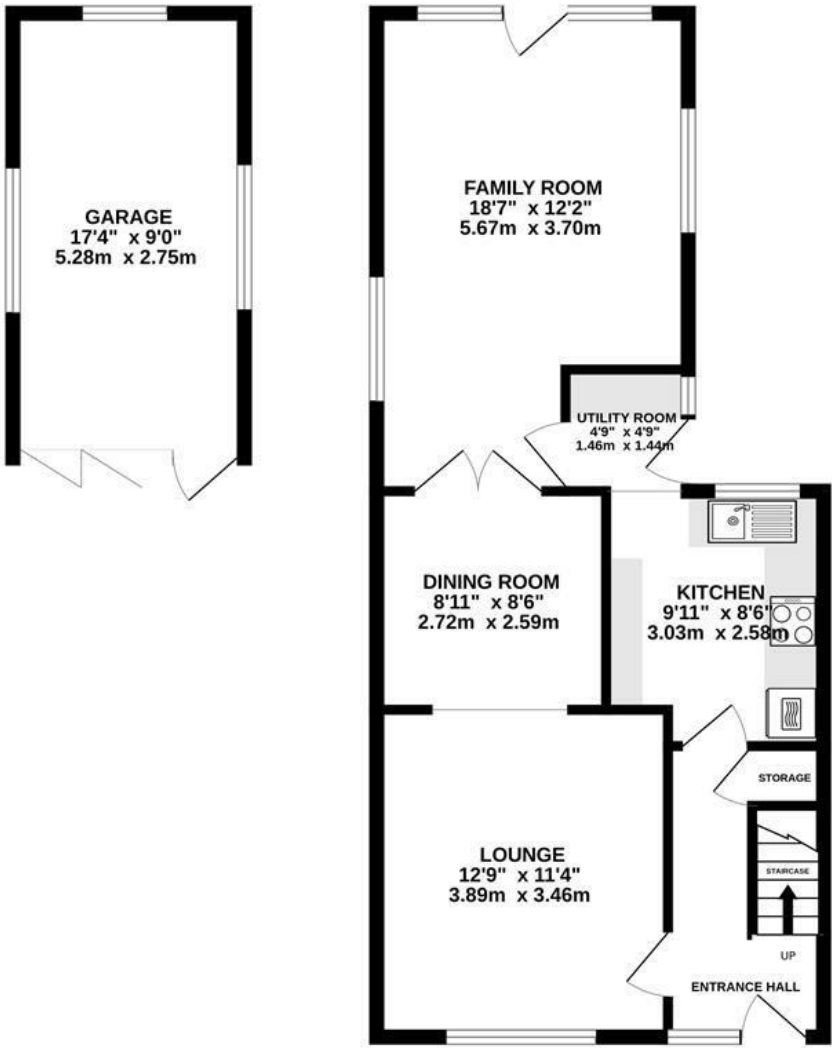




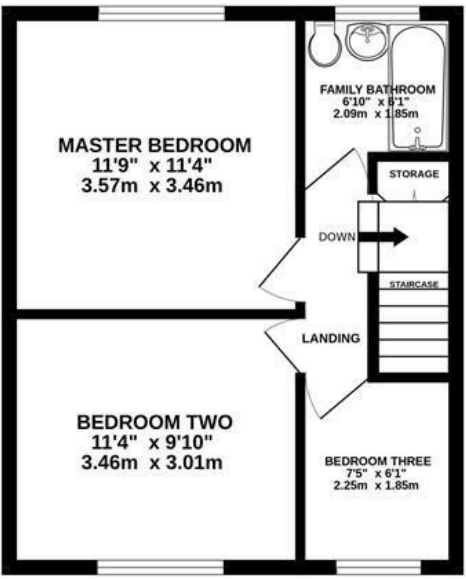


BEN ROSE

GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

