



Thirlmere Road, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom semi-detached home, located in a popular residential area of Chorley. Ideally suited to families and first-time buyers, this spacious property offers generous living space across two floors. The home is conveniently situated within walking distance of Chorley town centre, which boasts a variety of local shops, supermarkets, restaurants, bars, and schools. Excellent transport links are nearby, including rail services to Preston and Manchester, frequent bus routes to Bolton and Preston, and easy access to the M6 and M61 motorways, making this an ideal spot for commuters. Neighbouring areas such as Leyland and Standish are also close at hand, offering further amenities and leisure facilities.

Stepping into the property, you are greeted by a welcoming entrance hallway that provides access to all ground floor rooms and houses the staircase to the upper level. Directly ahead, you will find the spacious lounge, which features a charming fireplace and double patio doors that open onto the rear garden, creating a bright and inviting living space. Also off the hallway is the dining room, offering ample space for a large family dining table and a window overlooking the garden. Completing the ground floor is the modern kitchen, fitted with an integrated oven and hob, alongside additional space for freestanding appliances. A single door here provides convenient access to the side of the property.

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

Externally, at the front of the property, there is a private driveway with an EV charging point, providing off-road parking for up to three vehicles. To the rear, a generously sized garden boasts a well-maintained lawn and a raised, sheltered patio area - perfect for relaxing or entertaining.

A spacious summer house within the garden offers versatile additional space, ideal for use as a home office, bar, games room, or outdoor sitting area, complete with a convenient separate storage room.

Early viewing is highly recommended to avoid potential disappointment.







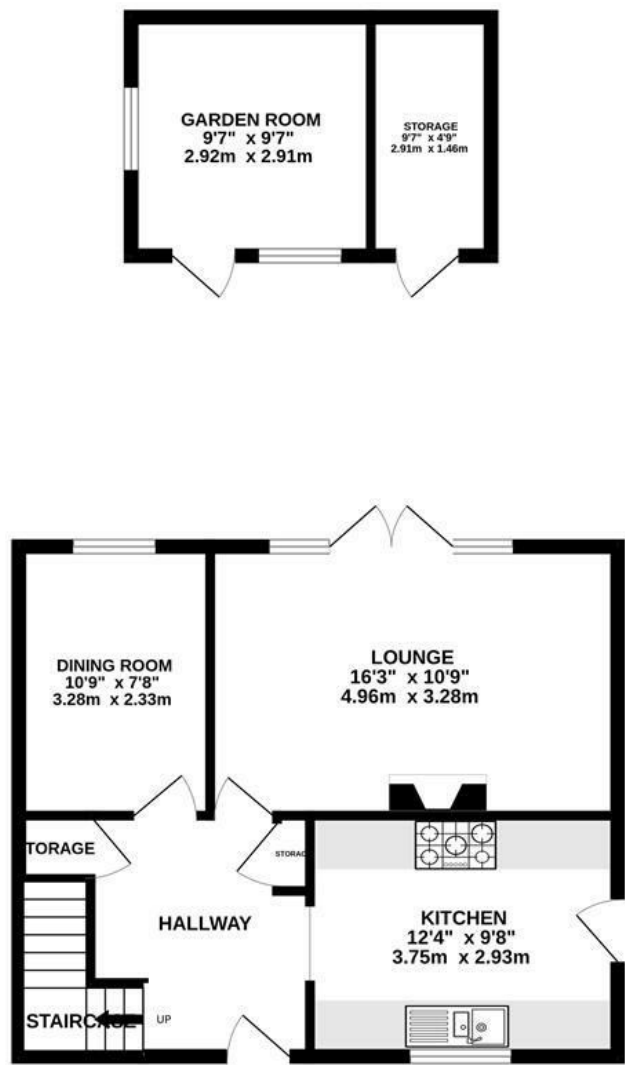




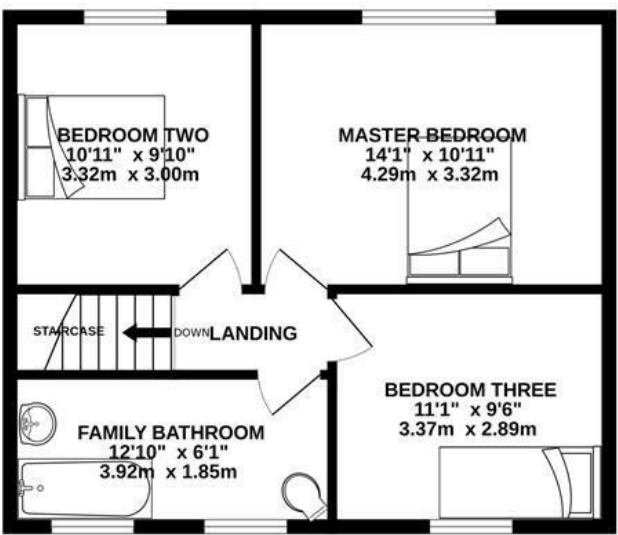


BEN ROSE

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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		
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	

