



Scawfell Road, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom mid-terrace property, with no onwards chain, situated just outside Chorley town centre. This stunning home has been thoughtfully modernised throughout and features an added solid roof conservatory and open-plan ground floor layout, perfect for first-time buyers or young families seeking a move-in-ready home. The property is ideally located within walking distance of local shops, schools, and parks, while Chorley train station and excellent bus routes provide easy access to nearby towns and cities such as Preston and Bolton. The M61 and M6 motorways are also within convenient reach, making it ideal for commuters.

As you step into the home, you're greeted by a welcoming reception hall with the staircase positioned just off to one side. From here, you enter the spacious lounge, featuring a charming fireplace complete with a log burner – the perfect spot to unwind. The lounge seamlessly opens into the beautiful rear family room, a bright and versatile space enhanced by Velux windows and sliding doors that flood the room with natural light. The modern kitchen is fitted with stylish units and quality appliances, opening into a separate dining area that could easily double as a home office or study space, depending on your needs.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. The family bathroom is fitted with a contemporary three-piece suite, including an over-bath shower. Additional integrated storage can also be found on this floor, offering practical space solutions for everyday living.

Externally, the property benefits from a private driveway with space for one car, with additional communal parking areas available opposite. Across from the home is an open green space, providing a pleasant outlook and a nearby play park that's perfect for families with young children. To the rear, a good-sized garden offers both relaxation and entertaining potential, with a raised lawn area, seating space, and attractive plant beds.

Overall, this delightful home combines stylish interiors with a convenient location, making it the ideal choice for first-time buyers looking to settle in the heart of Chorley.













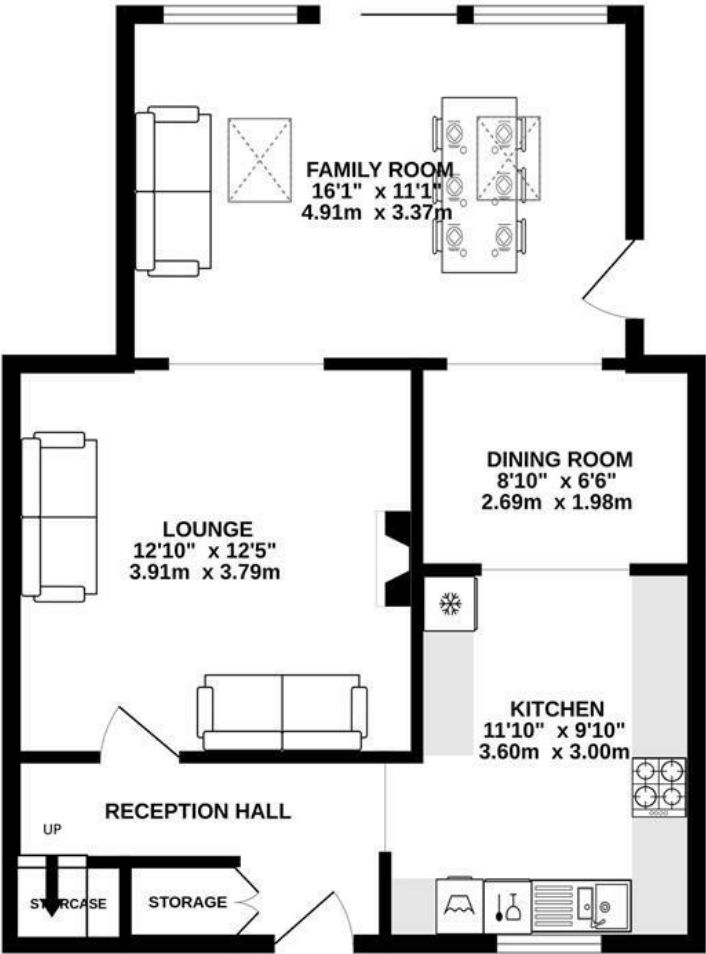




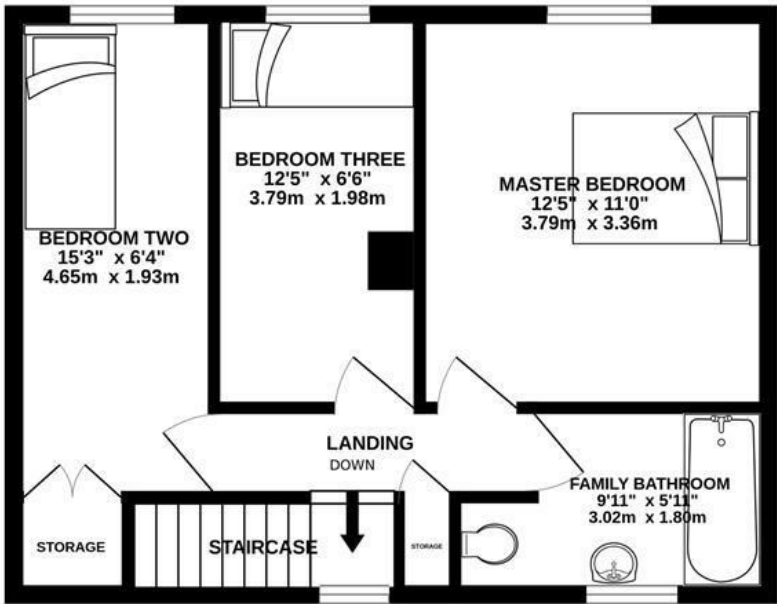




GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	67	81
(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		

