



## Ewell Close, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to the market this extended three-bedroom detached property, situated in a sought-after area of Chorley. Nestled on a quiet cul-de-sac within a friendly neighbourhood, this charming home would make an ideal family residence. It is conveniently located just a short drive from Chorley town centre and is within close proximity to superb local schools, shops, and amenities, as well as excellent travel links via the nearby Chorley train station and motorway network.

Stepping into the property, you are welcomed into the entrance hallway, which leads into the spacious lounge/diner. This bright and inviting room features a charming fireplace and a large window overlooking the front aspect, with access to both the kitchen and the family room at the rear. The family room offers a versatile, multi-functional space - perfect as a formal dining room, playroom, office, or additional sitting area. The generously sized kitchen provides ample storage and includes integrated appliances such as a fridge, freezer, oven, and hob. A convenient utility room located just off the kitchen offers further space for freestanding appliances, access to the garden, and a useful ground-floor WC.

Moving upstairs, you will find three well-proportioned double bedrooms and a four-piece family bathroom. A practical storage room is also located on the landing.

Externally, the front of the home features a well-maintained lawn alongside a sizeable private driveway offering off-road parking for multiple vehicles. The drive leads to the attached garage, which benefits from lighting, power, and a convenient water tap.

To the rear, the property boasts a generously sized garden comprising a laid lawn with established borders and a raised flagged patio area—perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





















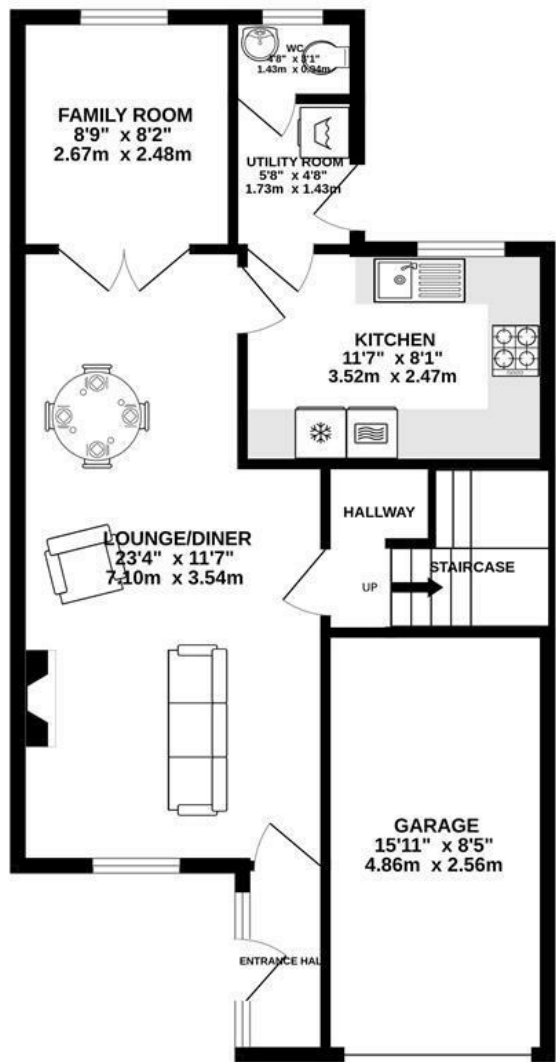




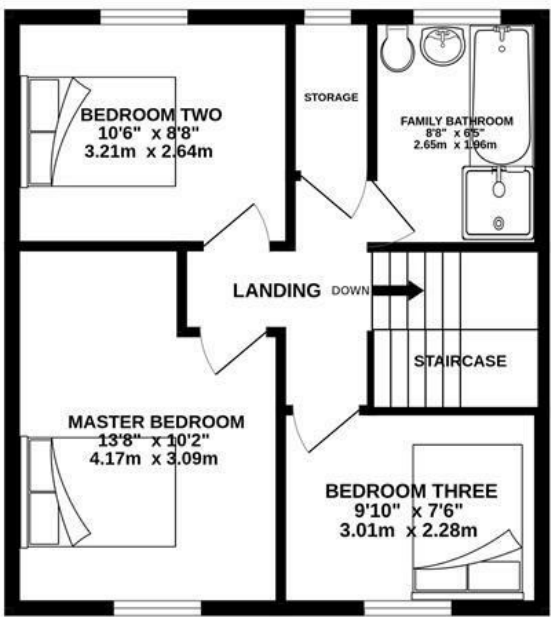


# BEN ROSE

GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.6 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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