



Kirkstall Close, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, ideally situated in a popular residential area of Chorley. Perfectly suited to first-time buyers, this fantastic home has been thoughtfully updated over recent years, including a new high-specification kitchen fitted just three years ago, a stylish family bathroom installed two years ago, and a complete rewire carried out four years ago, offering peace of mind for the next owners. The property enjoys a convenient location close to a wealth of everyday amenities including supermarkets, schools, parks and leisure facilities, whilst Chorley town centre offers an excellent range of shops, cafés and restaurants. Commuters will appreciate the superb transport links nearby, with Chorley Train Station providing direct rail services to Manchester, Preston and beyond, as well as easy access to the M61 and M6 motorways. Regular bus routes and nearby towns such as Leyland, Buckshaw Village and Preston further enhance the property's appeal.

Stepping through the porch, you are welcomed into a bright and airy reception hall where the staircase rises to the first floor. An open entrance leads directly into the spacious front lounge, which benefits from a large front-facing window allowing plenty of natural light to fill the room, along with useful integrated storage beneath the staircase. A door from the lounge leads into the impressive modern kitchen, fitted just three years ago and finished to a high specification with a range of integrated appliances, providing both style and practicality. The kitchen flows effortlessly into the generous conservatory through a wide opening, with an additional internal window further enhancing the sense of space. The conservatory features a plastered ceiling, making it a comfortable year-round living area, whilst glazed double doors open directly onto the rear garden. Completing the ground floor, attractive laminate plank flooring runs throughout, creating a seamless and contemporary finish.

To the first floor, the property offers three well-proportioned bedrooms, making it an ideal choice for growing families or those looking for additional space to work from home. The principal bedroom enjoys pleasant views over the rear garden, while bedrooms two and three overlook the front of the property and provide versatile accommodation suitable for children, guests or a home office. Serving all three bedrooms is the modern three-piece family bathroom, fitted two years ago and comprising a bath with overhead shower, wash basin and WC.

Externally, the property continues to impress with a flagged driveway to the front providing off-road parking for up to two vehicles, alongside a neatly maintained gravelled front garden. Gated access leads conveniently through to the rear, where you'll find a private and enclosed flagged garden designed for low-maintenance outdoor living. A raised decking area positioned in the rear right corner creates the perfect spot for outdoor seating and entertaining, whilst a raised planted border occupies the rear left corner, adding colour and character. Beyond the garden lies a stunning backdrop of mature trees spanning the full width of the boundary, creating a wonderfully secluded setting and a peaceful outlook. Combining tasteful modern upgrades, spacious accommodation and an excellent Chorley location, this is a superb home ready for its next owners to move straight into and enjoy.





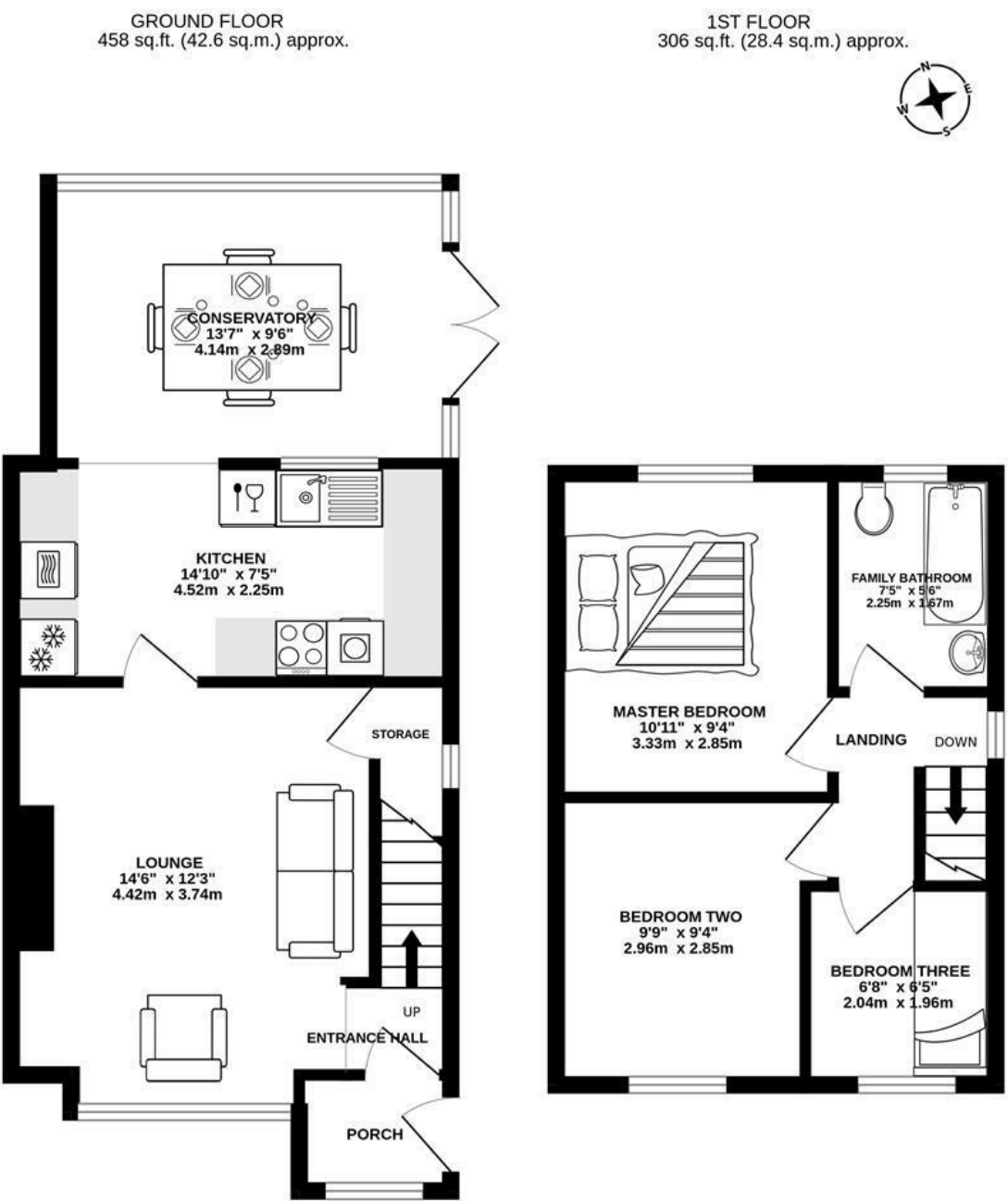








BEN ROSE



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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



