



Collingwood Road, Chorley

Offers Over £259,995

Ben Rose Estate Agents are delighted to present to the market this thoughtfully extended four-bedroom semi-detached home, situated on the sought-after Collingwood Road. Boasting spacious and versatile living throughout, this beautifully renovated property is ideal for growing families. Conveniently located for commuters, it offers easy access to major Northwest towns and cities via the M6 and M61 motorways, while excellent local schools, supermarkets, and amenities are all within close reach. Early viewing is highly recommended to avoid disappointment.

Upon entering, the welcoming hallway provides access to all ground-floor rooms. At the front of the property, the spacious lounge is a bright and inviting space, featuring a large front-facing window and a charming fireplace, perfect for relaxing evenings. Adjacent to the lounge is the fourth bedroom, currently utilized as a guest bedroom and utility room. This versatile space offers endless possibilities and could also serve as a home office, study, or children's playroom.

Moving further through the home, you'll find access to the stairs and the stylishly upgraded family bathroom, complete with modern wall tiles and an over-the-bath shower. To the rear of the property lies the heart of the home – the stunning open-plan kitchen and dining area. The dining room, spacious enough for a large table, enjoys direct access to the garden through a single door. The adjacent contemporary kitchen is designed with both style and functionality in mind, featuring a central island with seating for two, ample wall and base units, and high-quality integrated appliances, including a fridge freezer, hob, oven, and dishwasher. The addition of bifolding doors seamlessly connects the indoor and outdoor spaces, allowing for a light-filled, open atmosphere that is perfect for entertaining.

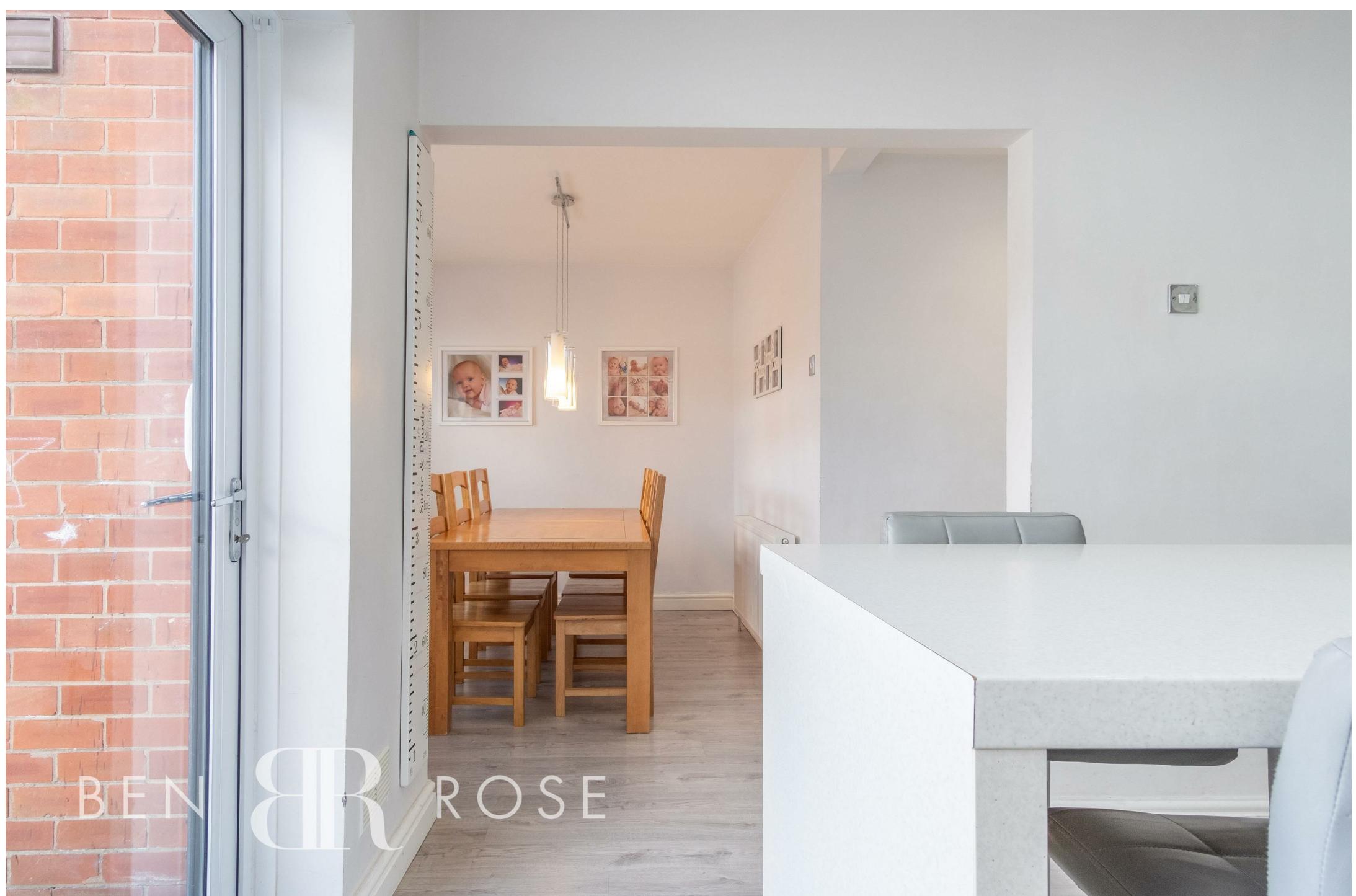
The first floor houses three well-proportioned bedrooms. Two of these are generous doubles, with the second bedroom cleverly utilising the eaves storage as a dedicated children's playroom or den. A large storage cupboard provides additional practicality, while a modern wet room completes this floor.

Externally, the property benefits from a spacious rear garden, featuring both a patio and lawned area, making it ideal for families and outdoor gatherings. A gated side entrance leads to the oversized single garage, which has been upgraded with a new roof, and the front driveway offers ample off-road parking for up to three vehicles.

This home has been renovated throughout to a high standard, including replastering, partial rewiring, modernisation of both bathrooms, replacement of all internal and external windows and doors, a new roof, new fencing, new laminate and carpet flooring throughout, and the installation of new radiators. With its blend of modern comforts and practical family living, this property is ready to move into and enjoy.







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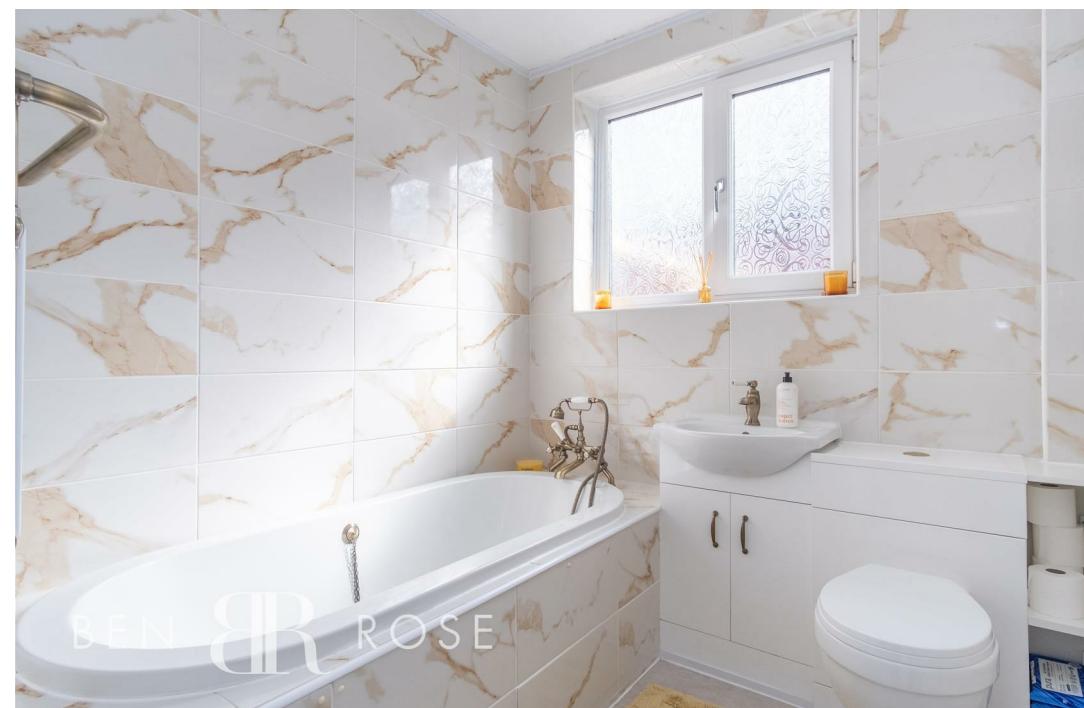
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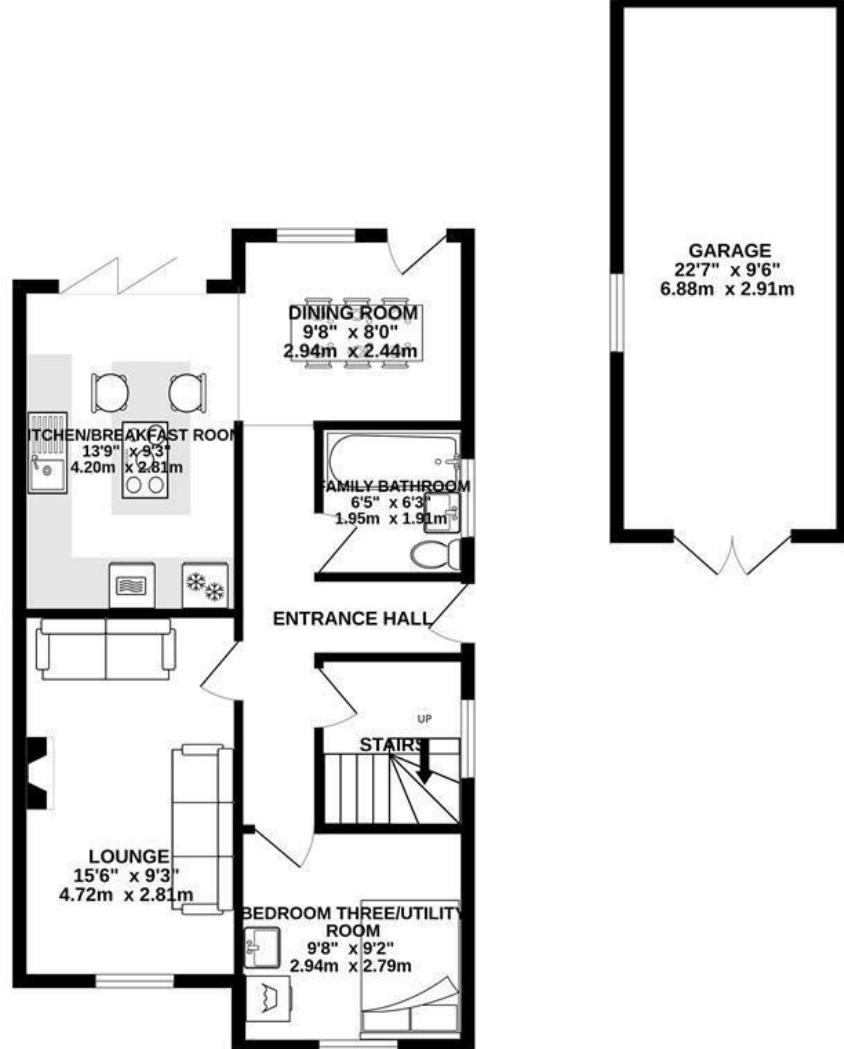




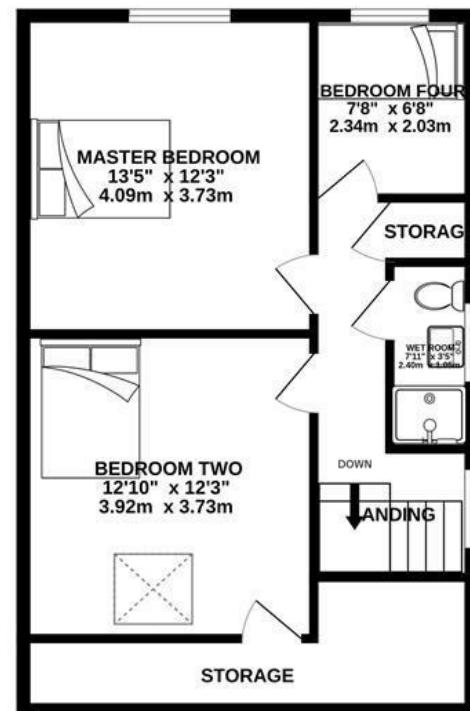


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GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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 indicative 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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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 (CO₂) 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		
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