



Carleton Road, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom extended semi-detached home, offered to the market with NO CHAIN, in a well-established residential area of Chorley. Providing an excellent opportunity for families and buyers seeking a blank canvas to create a home tailored to their own tastes and requirements, this spacious property offers generous accommodation throughout. Chorley itself boasts a wealth of local amenities including highly regarded schools, supermarkets, leisure facilities, parks and eateries, whilst the bustling town centre is only a short distance away. Excellent transport links are also close at hand, with Chorley Train Station providing direct rail services to Manchester, Preston and beyond, regular bus routes serving the surrounding areas, and convenient access to the M61 and M6 motorways, making commuting across the North West straightforward. Nearby attractions such as Astley Park and Yarrow Valley Country Park further enhance the appeal of this family-friendly location.

Stepping through the entrance vestibule, you are greeted by the staircase positioned directly ahead before continuing into the spacious front lounge. This inviting reception room benefits from a charming feature fireplace and a bow-fronted window that fills the space with natural light, creating an ideal setting for relaxing with family. The lounge flows seamlessly into the family dining room, offering ample space for entertaining and everyday meals alike, whilst also providing access to useful understairs storage. Positioned at the rear of the home in the extended section of the property, the kitchen offers plenty of potential for modernisation and personalisation, making it a fantastic opportunity for those looking to put their own stamp on the property.

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation suited to growing families, visiting guests or those requiring a home office. Completing the first-floor layout is the shower room, designed as a practical wet-room, offering ease of use and convenience for everyday living.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to three vehicles and extending down the side of the home to a single garage positioned at the rear. The rear garden enjoys a patio seating area, perfect for outdoor dining and entertaining during the warmer months, before stepping down to a lawn bordered by established plant beds that add colour and character throughout the seasons. A useful garden store provides additional external storage. Offering spacious accommodation, superb potential and a sought-after Chorley location, this no-chain property presents an exciting opportunity to create a wonderful family home.









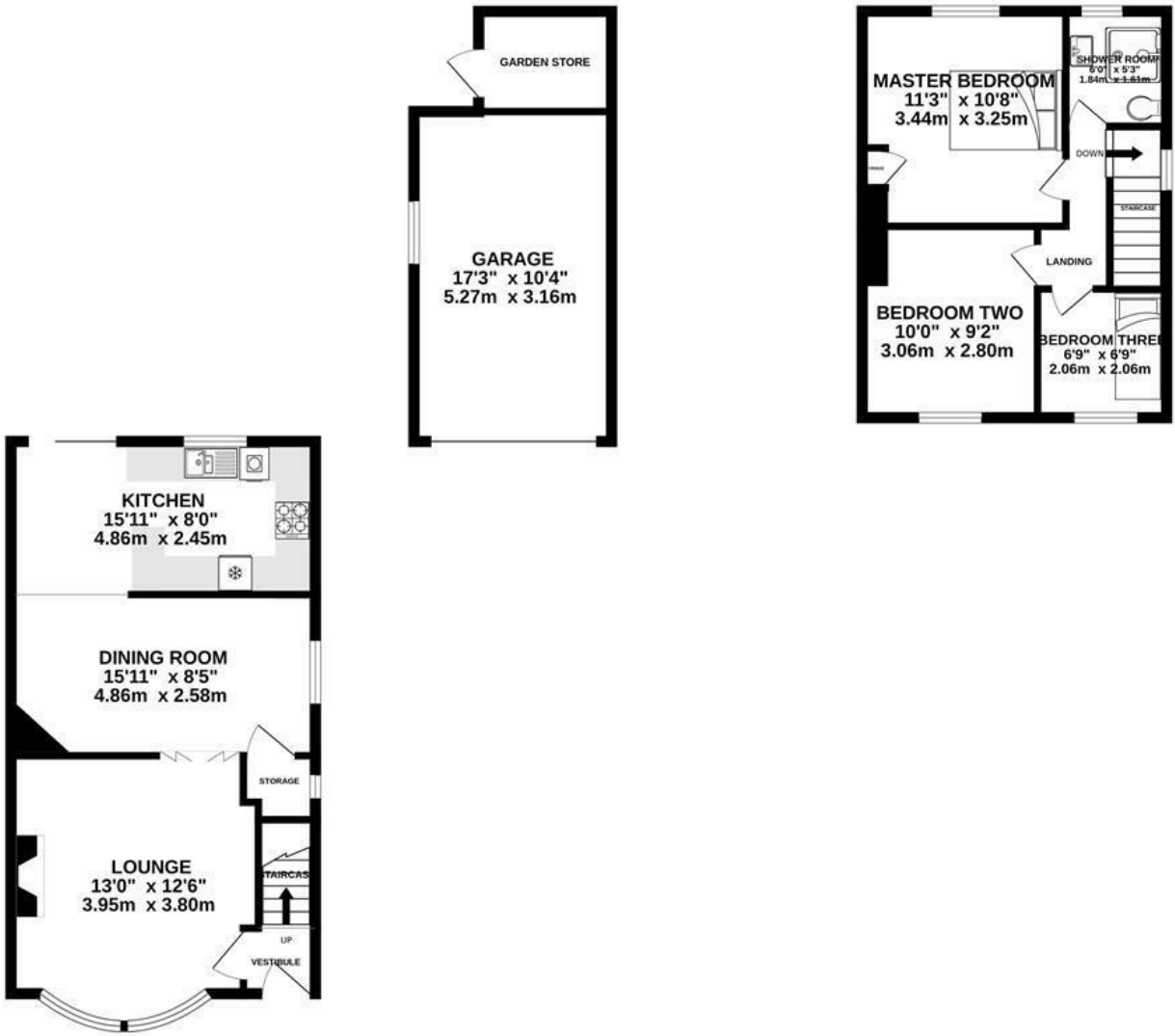




BEN ROSE

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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	

