



Carleton Road, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom, semi-detached property situated in a sought-after area of Chorley. The ideal family home, this delightful property is nestled near lovely nature walks and is easily accessible to the Leeds Liverpool canal and surrounding villages. Located just a five-minute drive from Chorley town centre, it boasts superb local schools, shops, and amenities along with fantastic travel links via the nearby Chorley train station and motorways, ensuring easy connectivity for commuters and families alike.

tepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. From here, you will enter the spacious lounge, which is filled with natural light from the beautiful front-facing bay window and features a charming gas fireplace. The lounge flows seamlessly into the dining room, which benefits from dual-aspect windows, a second fireplace, and ample space for a large family dining table. Just off the dining room is a newly fitted understairs W.C, adding further convenience to the ground floor. Completing this level is the fitted kitchen, which offers ample wall and base units, an integrated oven and hob, and additional space for freestanding appliances. A single door from the kitchen provides access to the rear garden.

Ascending to the first floor, you'll find three double bedrooms, offering comfortable accommodation for the entire family. Bedroom two boasts a convenient shower, while the master bedroom features built-in storage, maximizing space and functionality. Completing this floor is a three-piece family bathroom with a bath, catering to the needs of a busy household.

Externally, the property offers ample parking with space for two cars off-road. The rear of the property features a good-sized southwest-facing garden with lawned and paved areas, providing a delightful space for outdoor activities. Enclosed by tall fencing and not overlooked, the garden offers privacy and seclusion. Additionally, there is access to the single detached garage here.

With gas central heating ensuring warmth and comfort throughout, this home offers a wonderful opportunity to embrace family living in a desirable location. Don't miss out on the chance to make this delightful property your own.







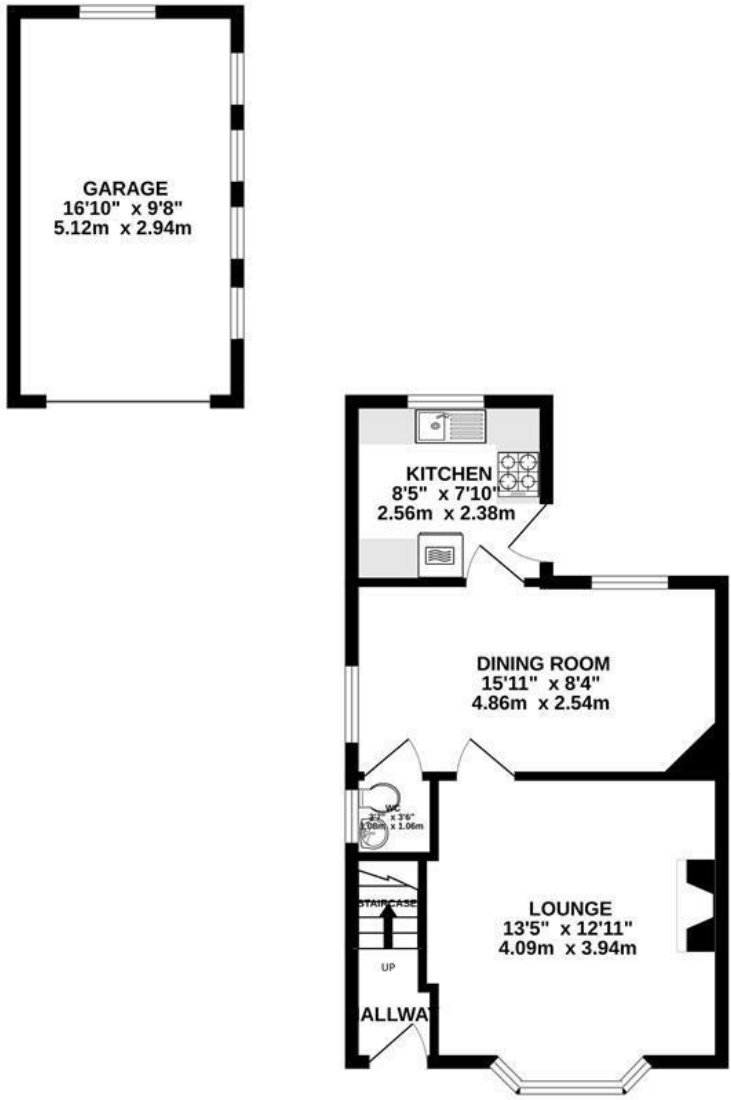




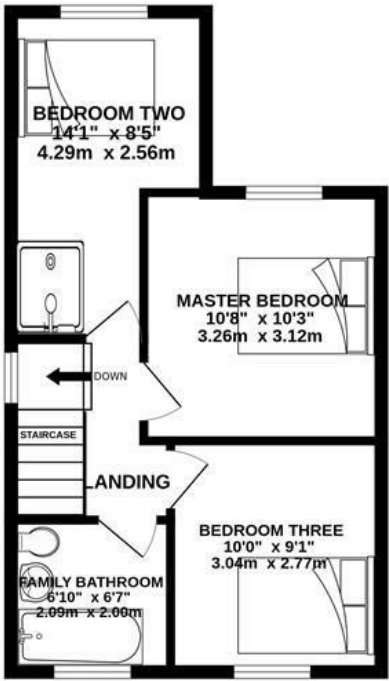


BEN ROSE

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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		84
(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

