



## The Elms, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached house, nestled in the tranquil cul-de-sac of The Elms, Chorley. This well-presented home is perfect for first-time buyers seeking a blend of comfort and modern living. The property boasts a delightful interior, complemented by its convenient location, which offers easy access to local amenities, schools, and excellent transport links. With nearby bus routes and the M61 motorway just a short drive away, commuting to nearby towns and cities is a breeze.

As you step inside, you are greeted by a welcoming reception hall that sets the tone for the rest of the home. Off the hall, you will find a convenient WC, perfect for guests. The modern fitted kitchen, located at the front of the property, features a range of Bosch and Neff high specification integrated appliances, making it a joy for any home cook. Towards the rear, the open-plan lounge and dining area provide ample space for both a family dining table and a comfortable settee suite, creating an inviting atmosphere for relaxation and entertaining. French doors lead out to the garden, allowing natural light to flood the space and providing a seamless connection to the outdoors.

The whole of the ground floor is also beautifully tiled throughout.

Venturing to the first floor, you will discover three well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is particularly impressive, featuring fitted wardrobes and a modern three-piece en-suite, ensuring privacy and convenience. The family bathroom, also on this level, is equipped with a three-piece suite and an over-the-bath shower, catering to the needs of the household. The property also benefits from having an attic with drop down ladder, making it an ideal space for extra storage.

Externally, the property has a driveway with space for two cars, providing off-road parking for your convenience, and the property also benefits from having an electric vehicle charger. The front garden adds to the home's curb appeal, while the rear garden is a delightful space for outdoor enjoyment. It features a lovely patio seating area, perfect for al fresco dining, alongside a well-maintained lawn, ideal for children to play or for gardening enthusiasts to cultivate their green fingers. In conclusion, this semi-detached home at The Elms offers a wonderful opportunity for first-time buyers to secure a comfortable and stylish residence in a desirable location.





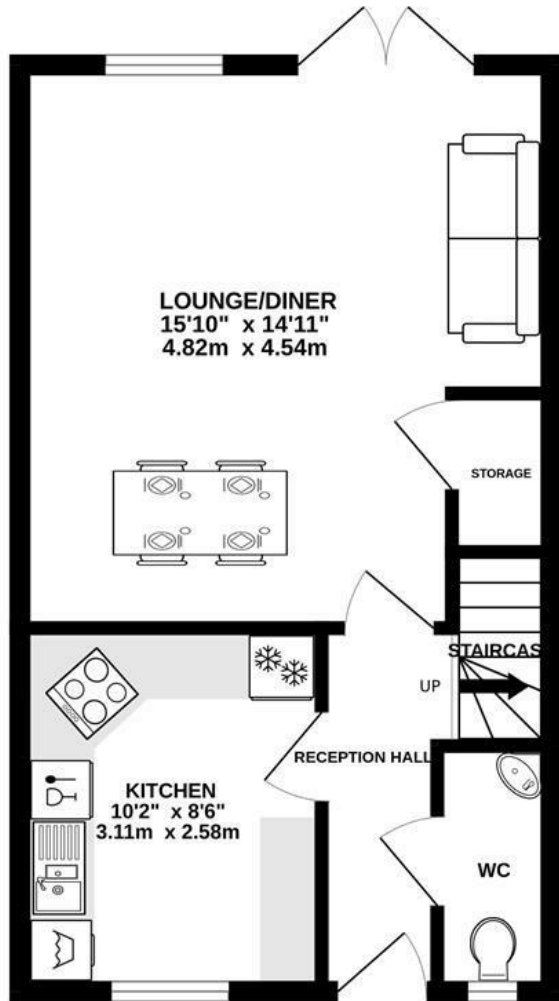




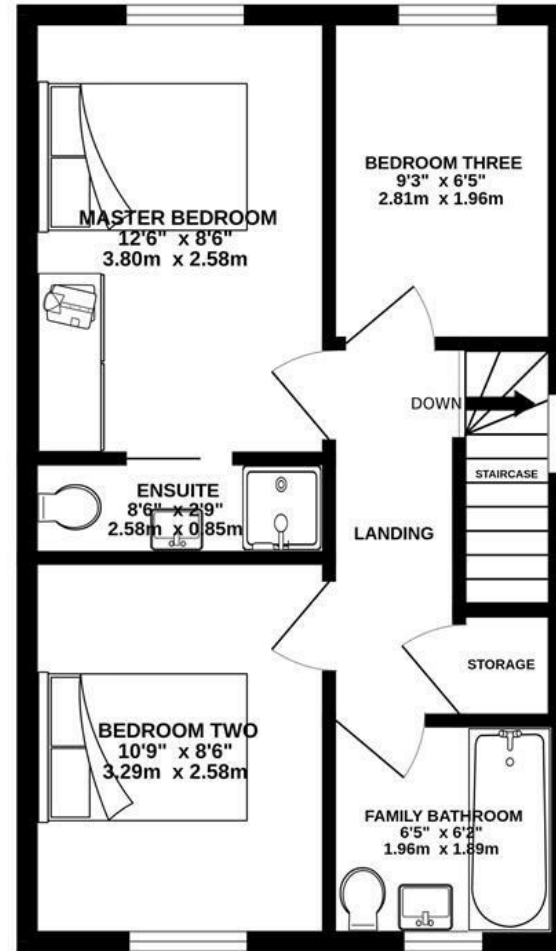




GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

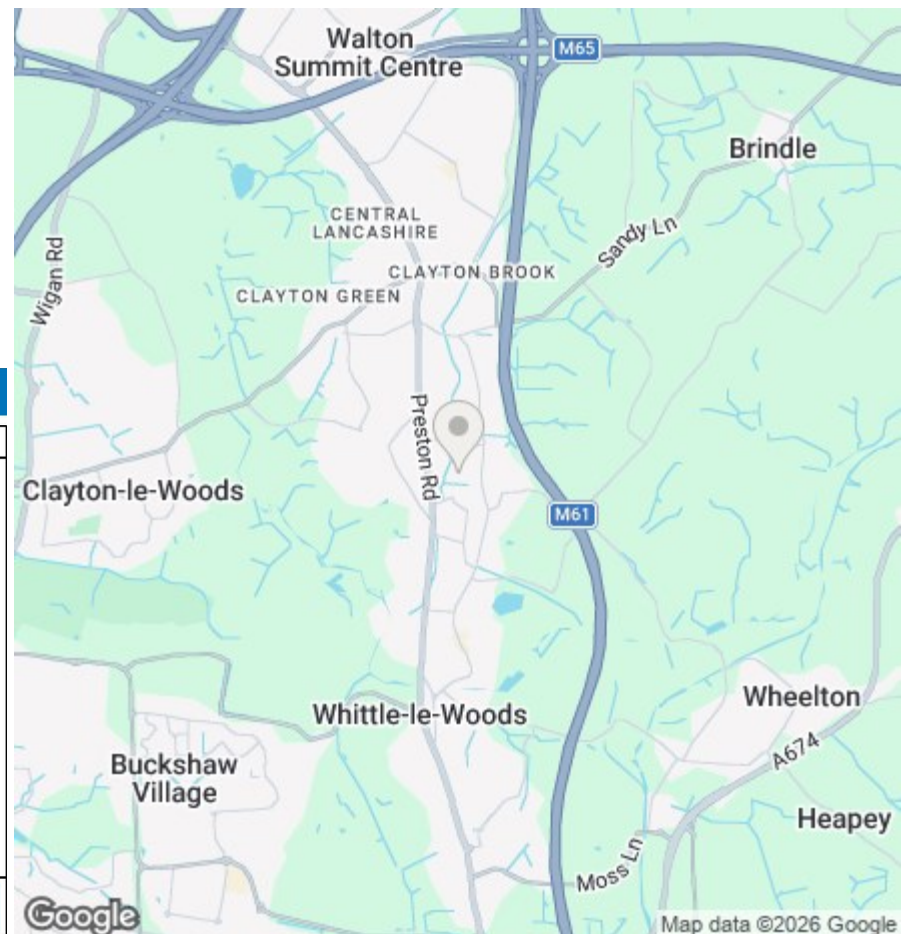


TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	