



Fernbank, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to the market this delightful three-bedroom semi-detached property, ideally situated on a quiet cul-de-sac in Chorley. Offering spacious and versatile accommodation, this home would make an excellent choice for families seeking a comfortable home in a convenient location. The property is ideally placed for a range of local amenities, including schools, supermarkets and restaurants, with Chorley town centre close at hand. Commuters will also benefit from excellent transport links, with easy access to the M6, M61 and M65 motorways.

Upon entering the property, you are welcomed into a porch which provides access to both the kitchen and lounge. Positioned at the front of the home, the modern kitchen offers a generous range of wall and base units, alongside integrated appliances including a dishwasher, hob and oven. There is also plenty of additional space for further appliances, while an external door provides convenient access to the side of the property.

Returning through the porch, the generous lounge offers a welcoming space to relax, featuring a large front-facing window that allows plenty of natural light to fill the room, along with a gas fireplace that creates an attractive focal point. From here, you can access the dining room, which comfortably accommodates a large family dining table and benefits from patio doors opening directly onto the rear garden, creating a lovely setting for family meals and entertaining. Also accessed from the lounge, the hallway provides access to the staircase, and the third bedroom that comfortably accommodates a double bed and a good-sized three-piece shower room can also be accessed from the hall, offering useful ground-floor facilities and additional flexibility for family living.

Upstairs, a spacious landing leads to two well-proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes. Bedroom two features a practical L-shaped layout, while additional eaves storage can be accessed from the landing, providing useful space for keeping belongings neatly tucked away. A further storage cupboard is also located off the landing, alongside the generous three-piece family bathroom, which is fitted with a shower.

Externally, the property boasts a good-sized, tiered rear garden offering a private outdoor space for relaxing and enjoying the warmer months. The garden features decking, a shed for additional storage and access to the side of the home, where there is off-road parking for two vehicles. To the front, a driveway provides further parking for an additional two cars, complimented by an easy-to-maintain lawn. With its versatile layout, generous outdoor space and parking for multiple vehicles, this property offers an appealing opportunity for families looking to settle in a well-connected Chorley location.







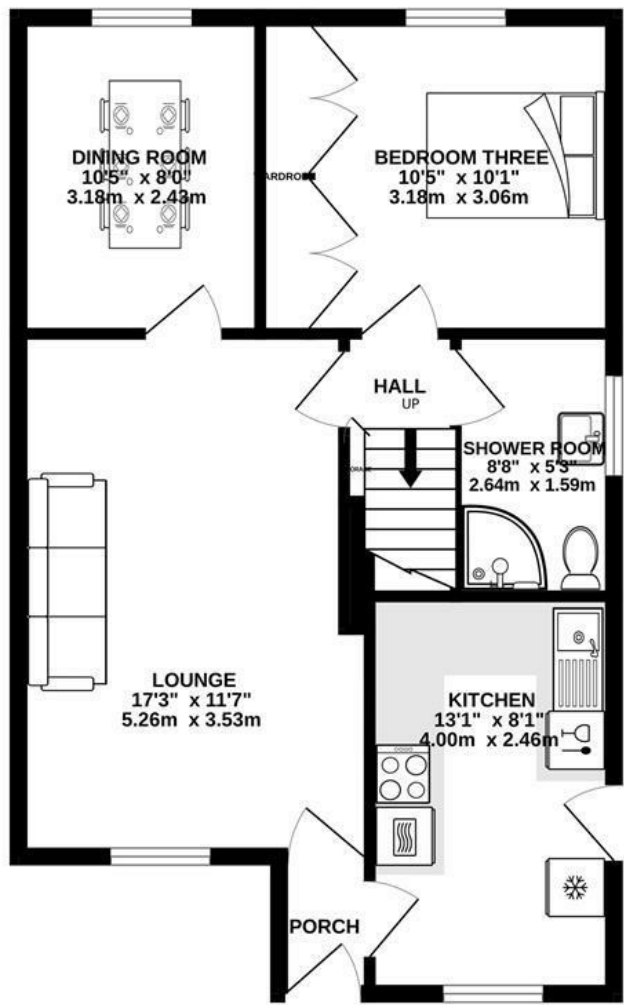




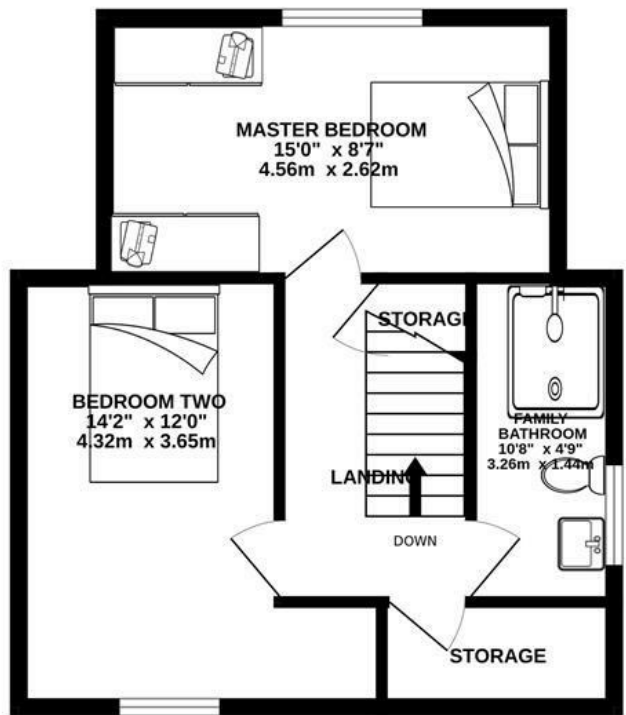


BEN ROSE

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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	63	85
(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 (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

