



## Rosewood Close, Chorley

**Offers Over £194,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end terraced property, located in a quiet and sought-after residential area of Chorley. Ideal for couples or small families, the home offers comfortable living throughout and benefits from a generous rear garden. Conveniently situated just a short drive from Chorley town centre, the property is surrounded by excellent local schools, supermarkets, and amenities, along with fantastic travel links via the nearby M6 and M61 motorways.

Stepping into the property you will find yourself in the welcoming entrance hallway where a convenient WC is located. Directly ahead you will enter the spacious lounge which features a large window overlooking the front aspect and houses the staircase to the upper level. Moving through, you will find the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage with an integrated oven and hob. The dining area provides plenty of space for a family dining table, with access to the understairs storage as well as double patio doors leading out to the rear garden.

Moving upstairs you will find three well-proportioned bedrooms, two of which are doubles, with the third bedroom benefiting from integrated storage.

Externally, to the front, the home features a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized garden with a flagged patio and lower stone patio area, along with a storage shed. The garden would benefit from some finishing touches but presents great potential for landscaping and personalisation.

Early viewing is highly recommended to avoid disappointment.







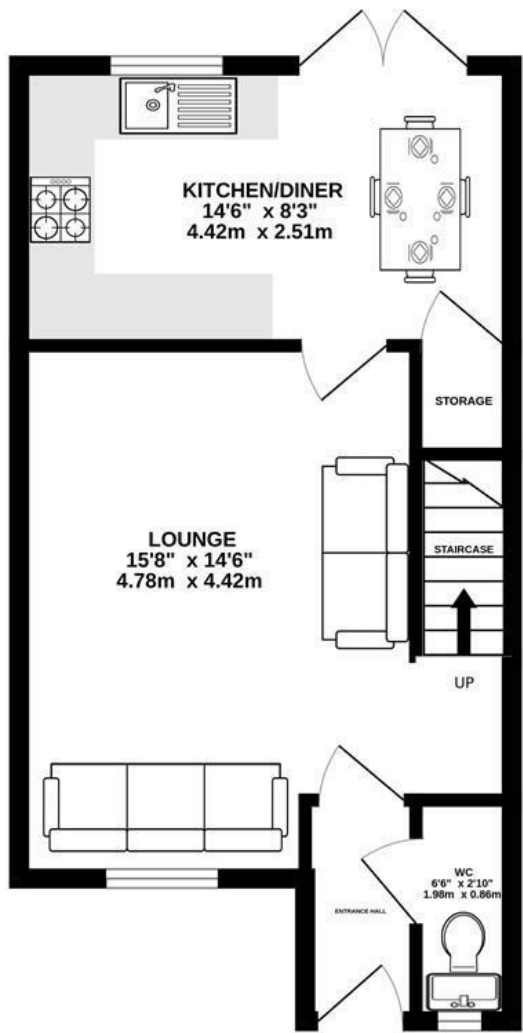




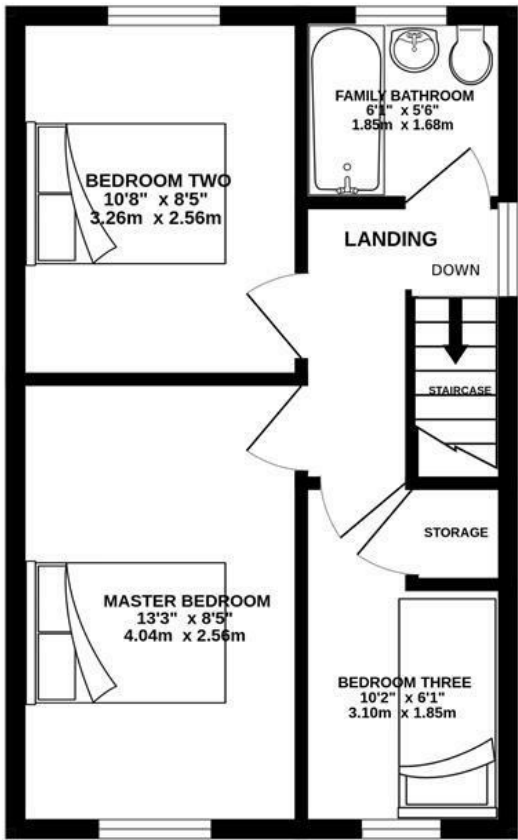


# BEN ROSE

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 85        |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

