



**Harpers Lane, Chorley**

**Offers Over £209,995**

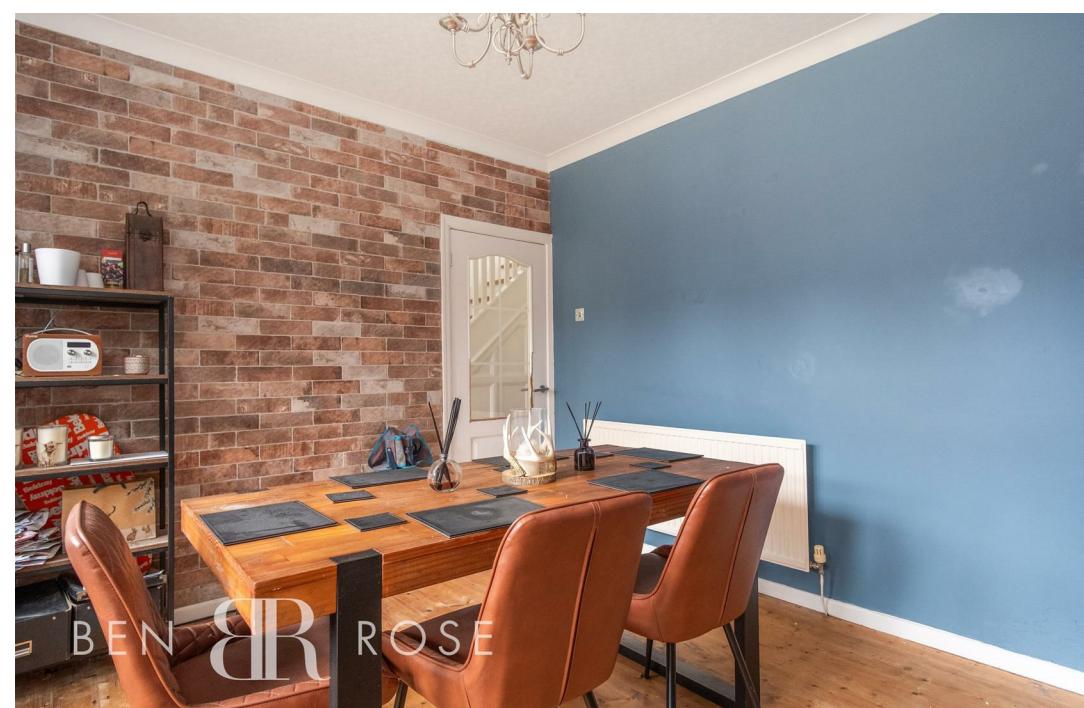
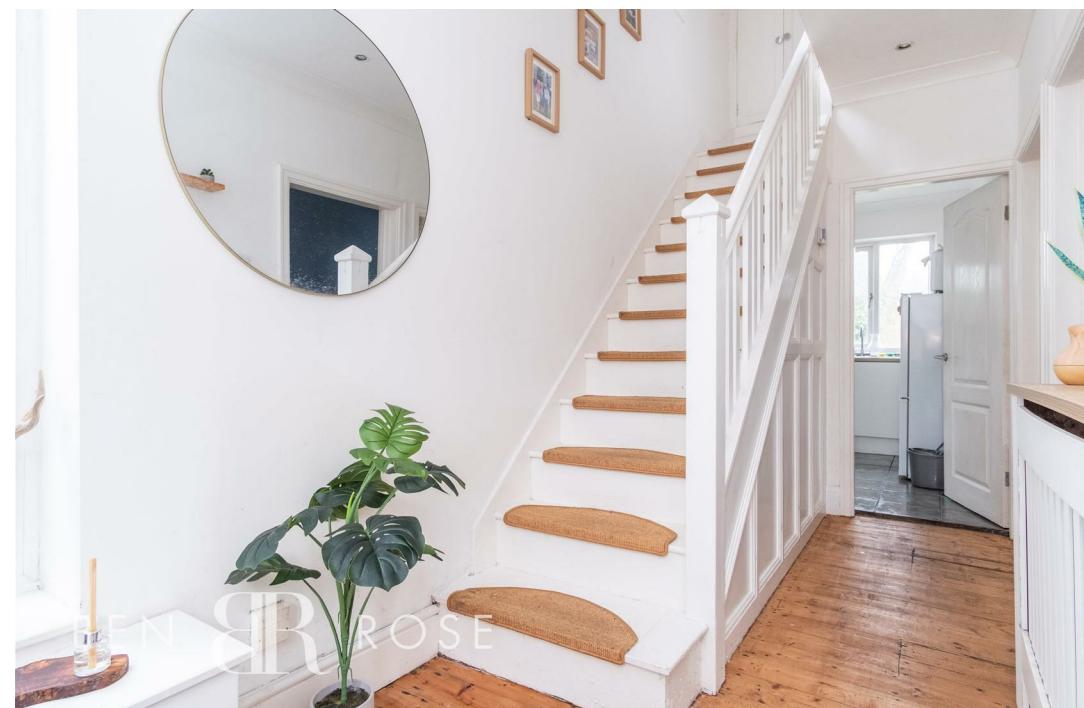
Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom detached property, nestled in a highly desirable area of Chorley. Perfectly suited as a family home, this residence offers generous space and comfort throughout. Its location is truly enviable, being just a short stroll from Chorley town centre, which boasts excellent schools, a variety of shops, and convenient amenities. The property is also exceptionally well-connected, with the nearby train station and access to the M6 and M61 motorways providing superb travel links. Early viewing is strongly advised to ensure you don't miss out on this wonderful opportunity.

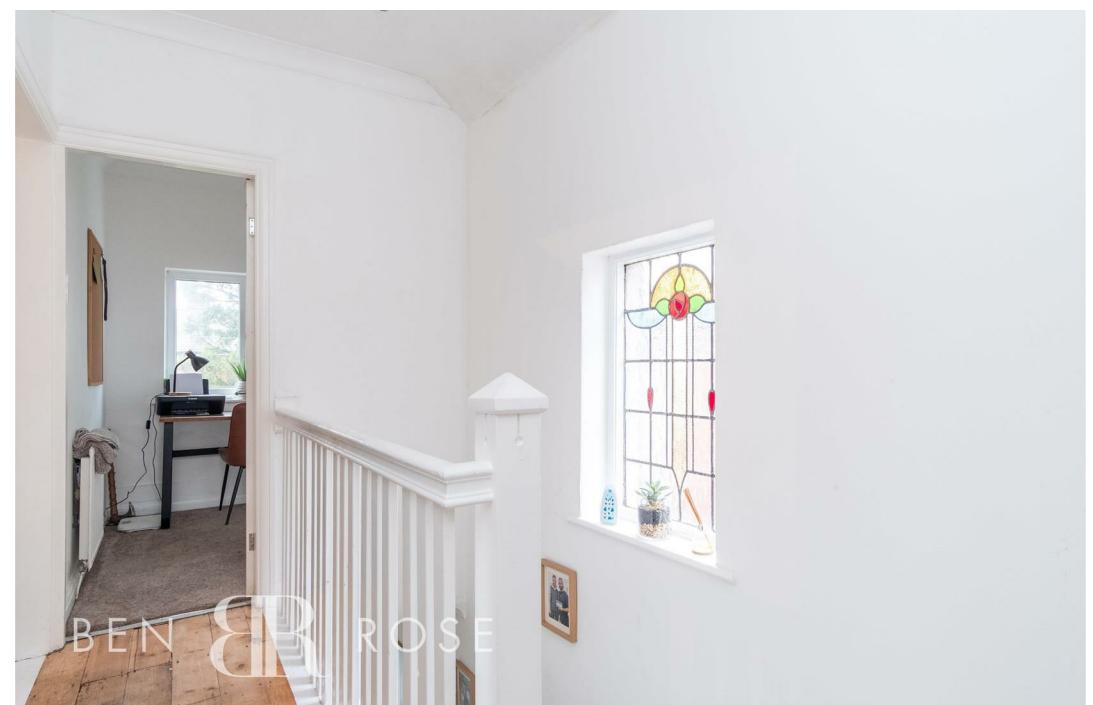
Upon entering, you are greeted by a welcoming reception hall, which serves as the hub for the ground floor. At the front of the property, the elegant dining room enjoys a bright atmosphere, enhanced by a seated bay window and a charming fireplace that adds a touch of character. Moving back through the hall, you'll discover the spacious lounge, featuring a lovely traditional fireplace and warm, hardwood flooring, creating a cozy yet refined living space. The lounge seamlessly flows into the bright and airy conservatory, currently used as an additional sitting area. This versatile space offers views over the garden, making it an ideal spot to relax or entertain. The modern kitchen, accessible from the reception hall, is fitted with an array of wall and base units, an integrated hob and oven, and space for freestanding appliances. It also provides a second access point to the rear garden, ensuring practicality and ease of use.

The upper floor houses three well-proportioned bedrooms, each offering comfort and flexibility for family living. The master bedroom, located at the rear, provides lovely views over the garden, adding a peaceful touch to the space. Completing this floor is the family bathroom, fitted with a three-piece suite and an over-the-bath shower for convenience.

Externally, the property is set back from the street, elevated for privacy, and features parking for one vehicle along with additional on-road parking options. Steps and a pathway lead up to the front door, adding to the home's welcoming charm. At the rear, the property boasts a generous and private garden, comprising a well-maintained lawn and a raised gravelled patio area. The garden's seclusion is a standout feature, as it is not overlooked by neighboring properties, ensuring a tranquil outdoor retreat for its owners.











BEN & ROSE

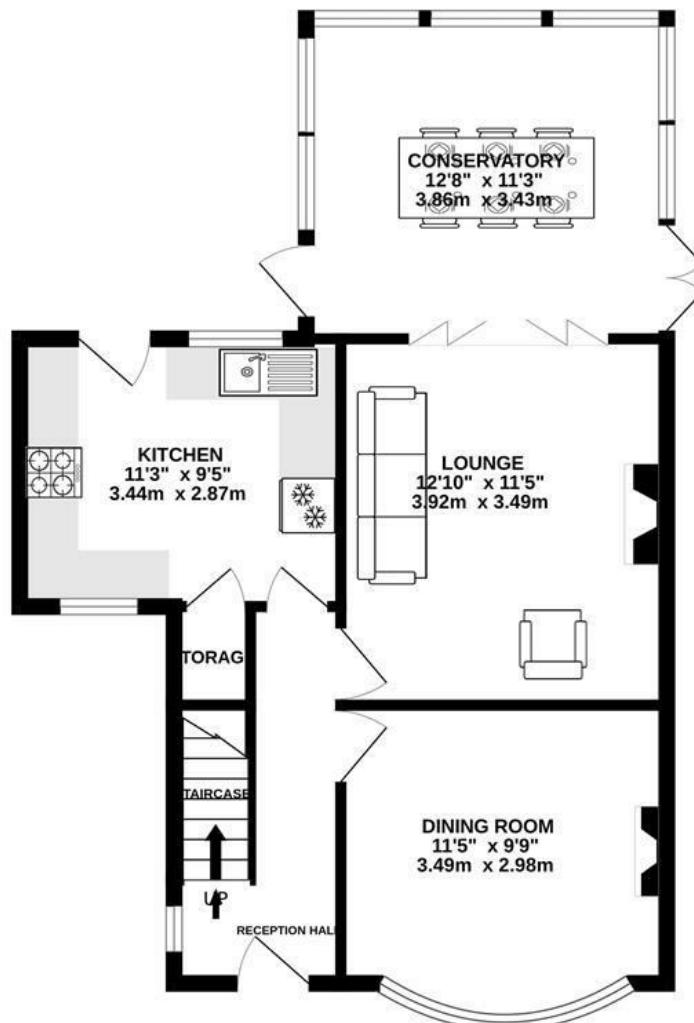


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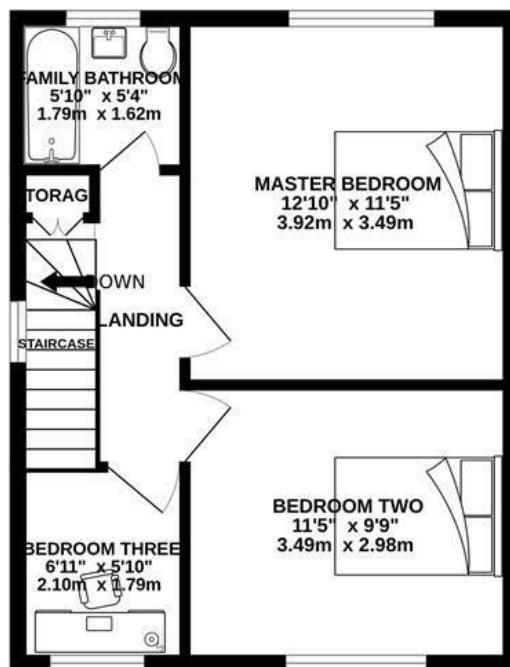


# BEN ROSE

GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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		
<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)	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

