



Fernbank, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, two-bedroom linked-detached property, situated on a quiet cul-de-sac in Chorley. The home is ideally located close to a range of local amenities, including schools, supermarkets, and restaurants, with Chorley town centre right on the doorstep. It also benefits from excellent transport links, with easy access to the M6, M61, and M65 motorways. The home has been modernized in recent years, creating a comfortable and stylish property that is completely move-in ready.

Stepping into the property, you are welcomed into the entrance hallway. Directly ahead is the spacious lounge, which features a charming gas stove and sliding patio doors leading through to the conservatory. The bright and airy conservatory offers versatile additional space, currently used as a sitting room but equally well suited as a dining area. Moving back through the lounge, you will enter the modern kitchen, which offers ample storage with an integrated oven and hob. From the kitchen, there is access to a spacious utility room providing further storage and space for freestanding appliances, with double patio doors opening onto the garden and a single door leading to the carport at the front of the property. Returning to the entrance hallway, you will find two well-proportioned bedrooms along with an accessible three-piece shower/wet room.

Externally, to the front of the property is a private driveway leading to an enclosed carport, providing off-road parking for two vehicles. To the rear is a lovely multi-tiered garden, featuring paved patio areas, established plants and trees, a charming summer house, and a separate greenhouse.

Early viewing is highly recommended to avoid disappointment.





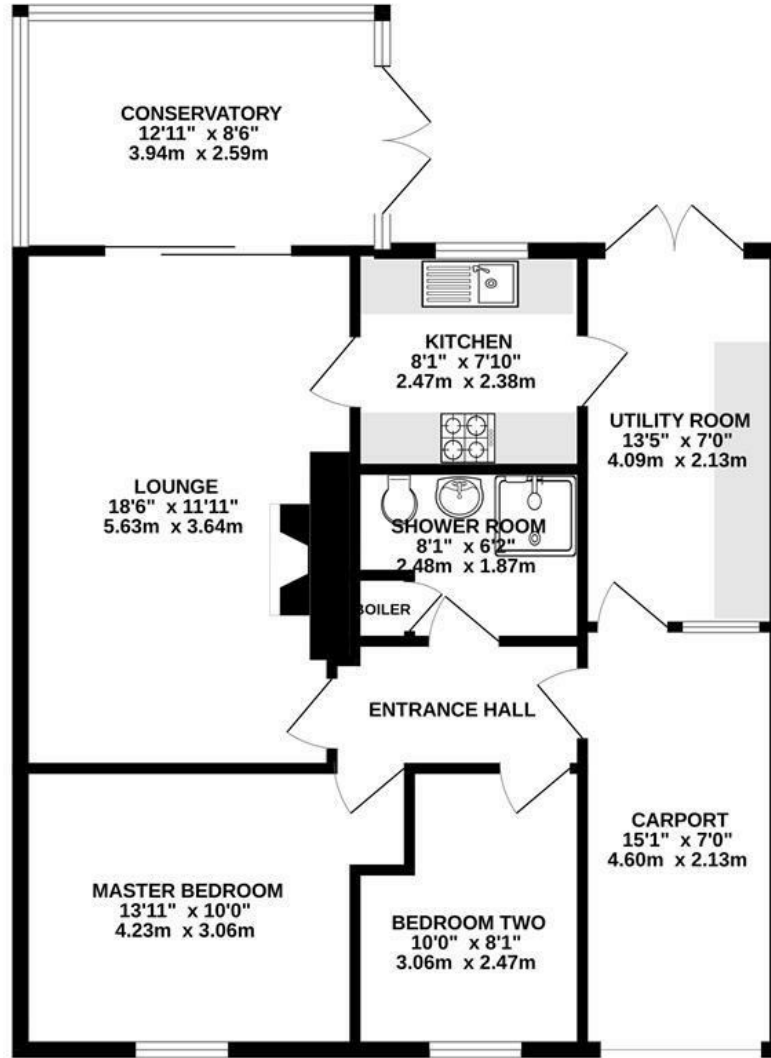








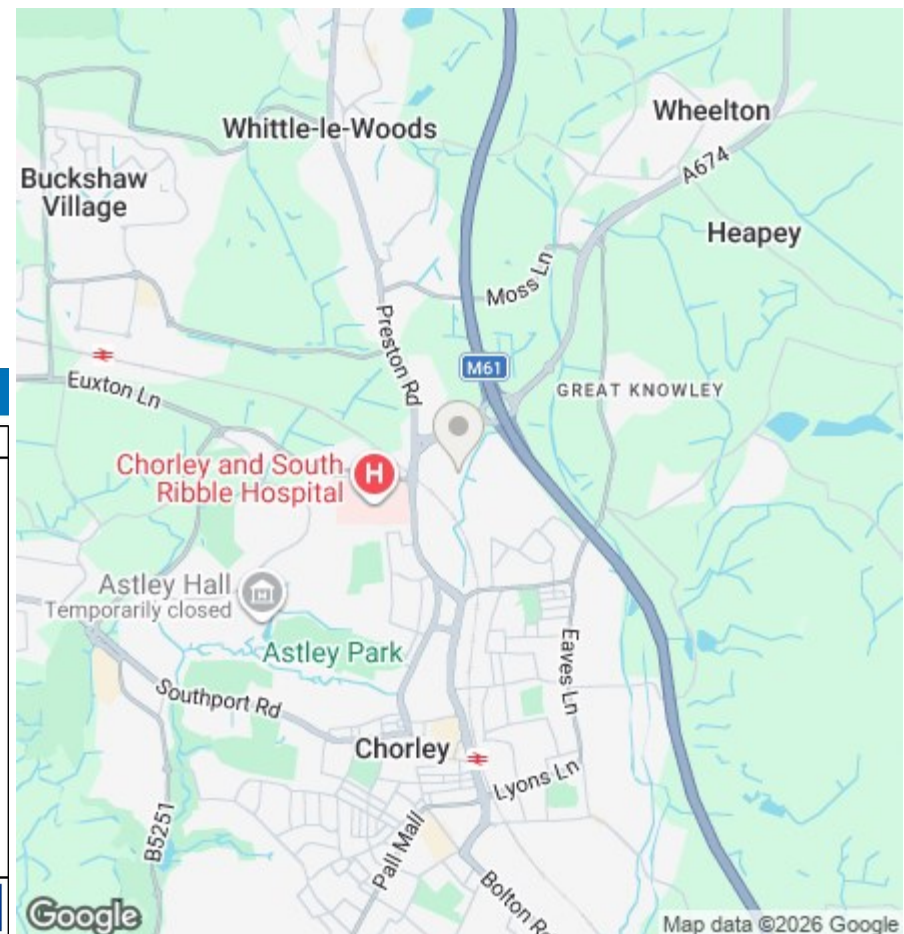
GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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		65	74
(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		