



## Berkeley Close, Chorley

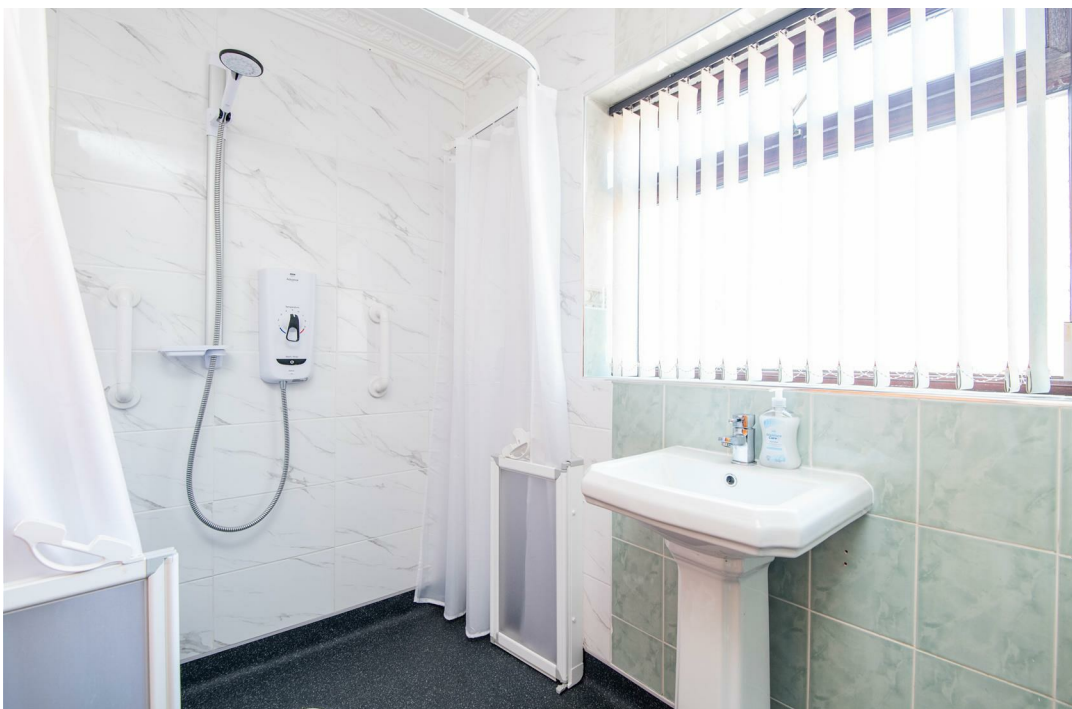
**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom semi-detached bungalow, offering spacious and versatile living accommodation, ideally suited to couples or those looking to downsize in comfort. The home retains a number of charming features, including bay windows and an original fireplace, while also offering practical touches throughout. Situated in a popular residential area of Chorley, the property benefits from excellent access to a wide range of local amenities, including supermarkets, cafés, and healthcare facilities. Chorley town centre is just a short distance away, providing further retail and leisure options, while nearby bus routes and train stations such as Chorley and Buckshaw Parkway offer convenient travel links. The M61 and M6 motorways are also easily accessible, making commuting to Preston, Manchester and surrounding areas straightforward.

Entering the home via the entrance hall, you are welcomed into a bright and spacious lounge, enhanced by a charming bay window that allows plenty of natural light to flood the room, alongside an original fireplace that creates a cosy focal point. From here, an internal hallway provides access to the remainder of the accommodation. The kitchen offers ample workspace and storage potential, while the family bathroom has been thoughtfully adapted with accessibility features including a shower seat and grab rails. The property hosts two well-proportioned double bedrooms, both benefitting from attractive bay windows, with the master bedroom further enhanced by built-in wardrobes for added convenience. Additionally, the loft is partially boarded and fitted with electricity, offering useful storage space or further potential.

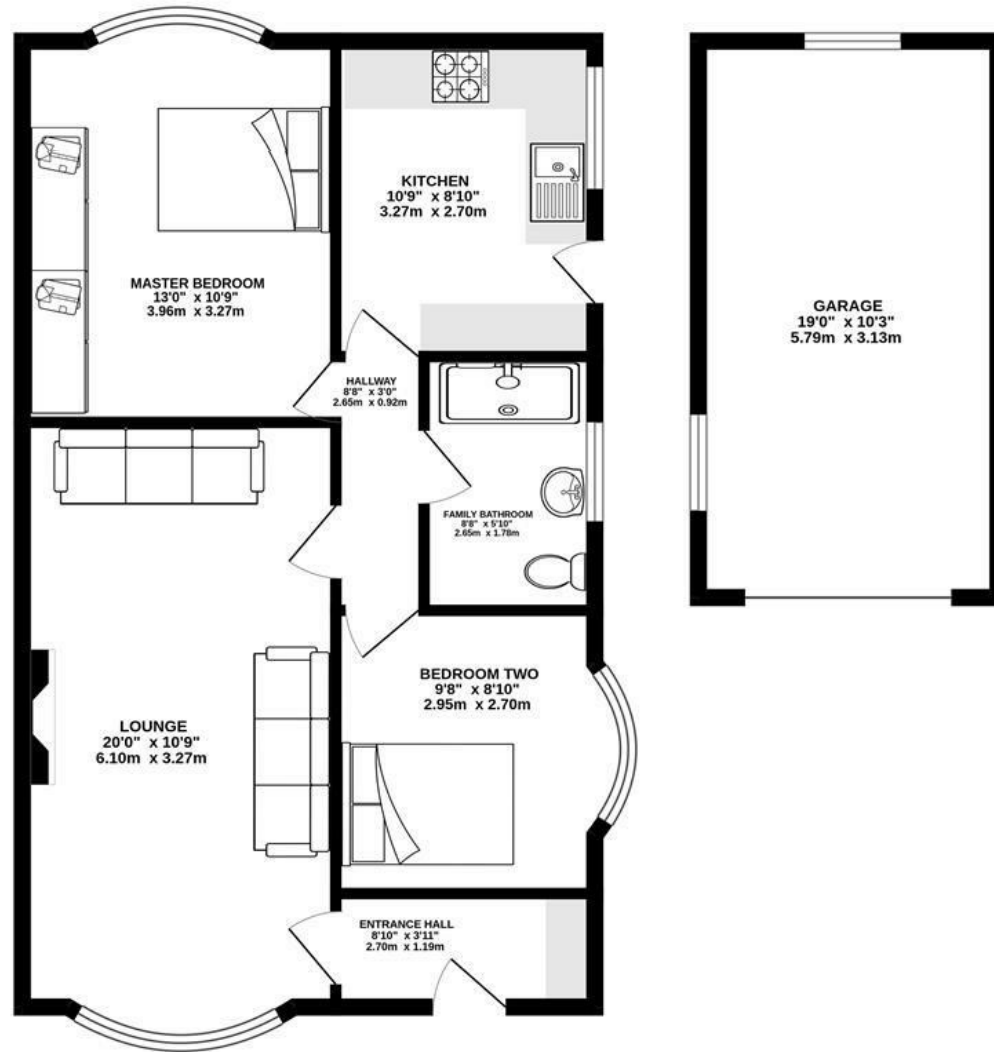
Externally, the property offers a driveway to the front providing off-road parking for multiple vehicles, along with access to a garage. Steps lead down to the front entrance, and the frontage is neatly presented. To the rear, the garden is fully enclosed with surrounding fencing and is paved throughout, presenting a low-maintenance outdoor space with excellent potential for personalisation. This charming bungalow combines comfort, practicality and opportunity, making it a wonderful choice for those seeking a well-located and easy-to-manage home.







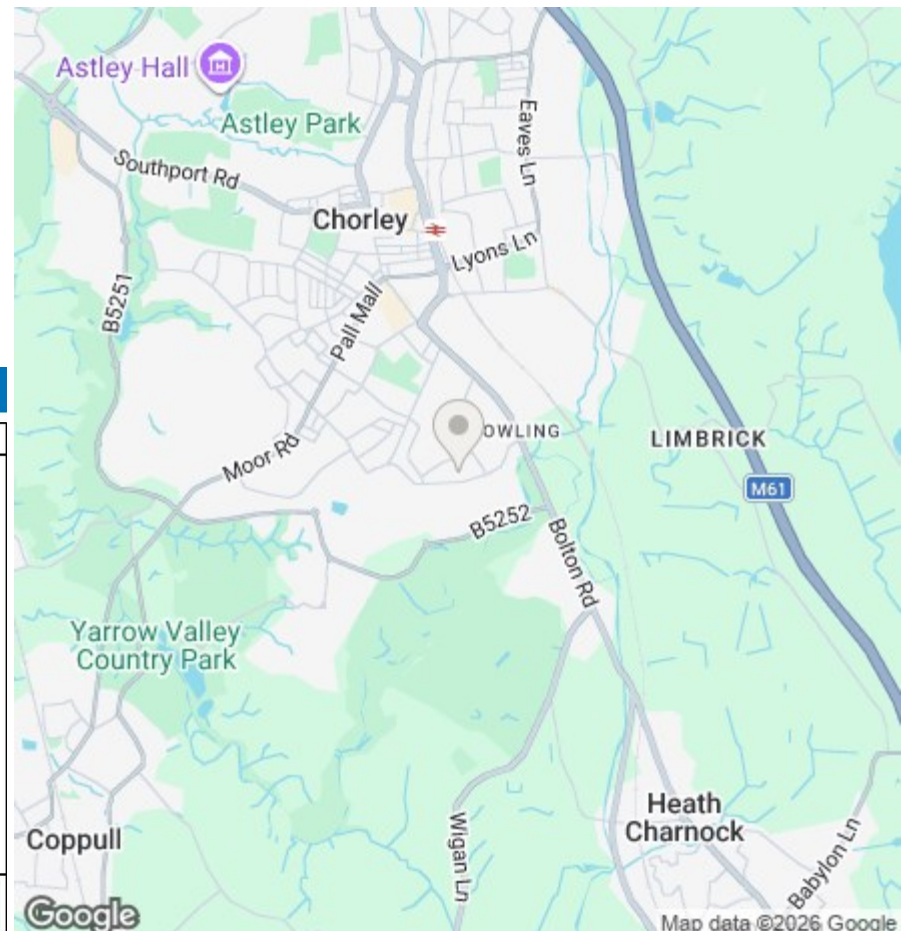
GROUND FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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