



Twickenham Place, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated within a popular and family-friendly area of Chorley. This lovely property offers a comfortable and versatile living space, ideal for growing families seeking a home that is ready to move into. Chorley itself provides a wide range of amenities including reputable schools, supermarkets, leisure facilities and local shops, all within easy reach. Excellent transport links are also close by, with Chorley train station offering direct routes to Manchester, Preston and beyond, as well as convenient access to the M6 and M61 motorways. There are also regular bus routes and nearby parks and countryside walks, perfect for family outings.

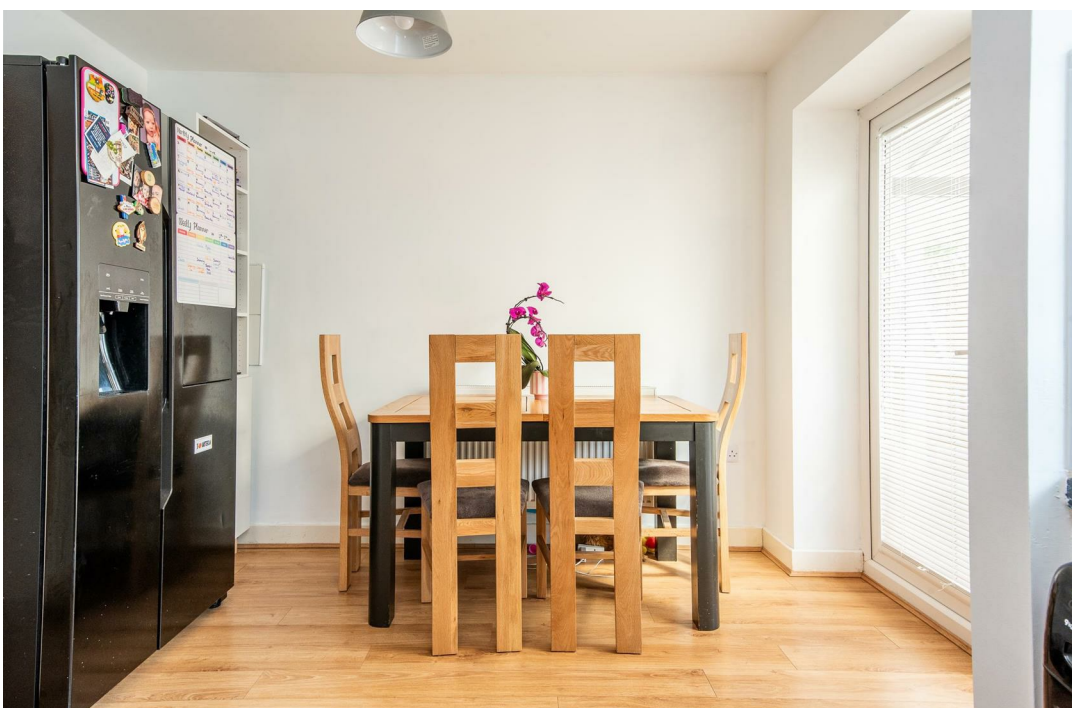
Entering the home, you are welcomed into an entrance hall that provides access to a convenient ground floor WC and leads through to the bright and inviting lounge, complete with a charming bay window allowing plenty of natural light to fill the space. Stairs to the first floor are also located here, with the layout flowing seamlessly through to the dining room, offering a great space for family meals or entertaining guests. The kitchen sits adjacent and provides ample worktop and storage space, with access leading into the conservatory. Currently utilised as a home gym, the conservatory enjoys pleasant views over the garden and offers a flexible additional living area to suit a variety of needs.

Moving upstairs, the landing gives access to three well-proportioned bedrooms, two of which are comfortable doubles. The master bedroom benefits from a built-in wardrobe, providing useful storage space. Completing this floor is a modern three-piece family bathroom, finished to a good standard and serving all bedrooms. The home also benefits from a Hive heating system, offering efficient and convenient control of the property's heating.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, along with paved walkways and the added benefit of an EV charger. The generously sized rear garden has been designed with low maintenance in mind, featuring a paved seating area, connecting walkways, and a well-kept astroturf lawn, all enclosed by fencing for privacy. A standout feature of this home is the fantastic summer house, which has been cleverly converted into a bar complete with stools, electricity and ethernet — an ideal space for entertaining friends and family. This wonderful home combines practicality with lifestyle appeal, making it a superb opportunity for families looking to settle in a desirable location.







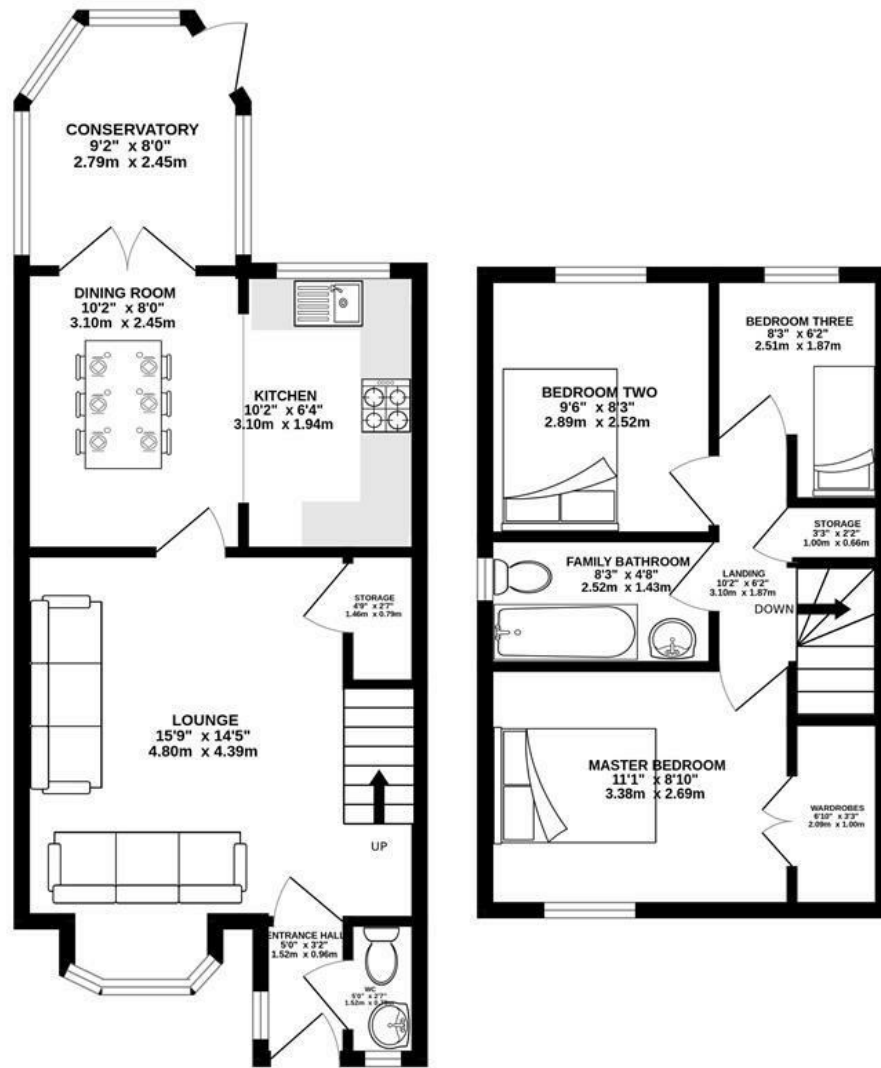






GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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			
		79	83
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		

