



Lakeland Gardens, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated in a popular and family-friendly residential area of Chorley. Offering spacious and versatile accommodation throughout, this wonderful home has been thoughtfully designed to suit modern family living, with bright open-plan living spaces, a generous conservatory and a flexible garage conversion providing additional storage and a home office. Ideally positioned close to a range of local amenities including supermarkets, well-regarded schools, parks and leisure facilities, the property also enjoys excellent travel links. Chorley town centre is just a short distance away, offering an array of shops, cafés and restaurants, whilst Chorley Train Station provides direct rail services to Manchester, Preston and beyond. The nearby M61, M6 and M65 motorways make commuting throughout the North West quick and convenient.

Stepping through the entrance hall, you'll find access to the staircase leading to the first floor before entering the heart of the home – a spacious open-plan lounge and kitchen. The lounge is light, airy and welcoming, centred around a charming feature fireplace that creates a cosy focal point. Flowing seamlessly into the modern kitchen, you'll discover ample worktop space, plentiful storage and double doors opening into the impressive conservatory. This versatile additional reception space makes an excellent family dining area or entertaining room whilst enjoying lovely views across the rear garden. From the kitchen, there is also access to the integral garage, which has been thoughtfully converted into two practical areas comprising useful storage and a home office, with the potential to be converted back into a full garage if desired.

To the first floor, the landing provides access to three well-proportioned bedrooms. Two generous double bedrooms include the spacious master bedroom, whilst the third bedroom is perfectly suited as a child's bedroom, nursery or home office and benefits from built-in storage. Completing the accommodation is a modern three-piece family bathroom, finished to a tasteful standard and well suited to everyday family life.

Externally, the property continues to impress with a double-width driveway providing off-road parking for two vehicles, alongside a small front lawn, mature shrubs and access to the integral garage. To the rear, the beautifully maintained garden offers an outstanding outdoor space for the whole family to enjoy, featuring a substantial decked seating area that is perfect for entertaining, summer dining and social gatherings. Beyond this, a generous lawn is bordered by attractive flower beds, mature trees and secure fencing, creating a private and peaceful setting. Combining spacious living accommodation, flexible spaces, a fantastic garden and a highly convenient location, this is a wonderful family home that is ready to move straight into.







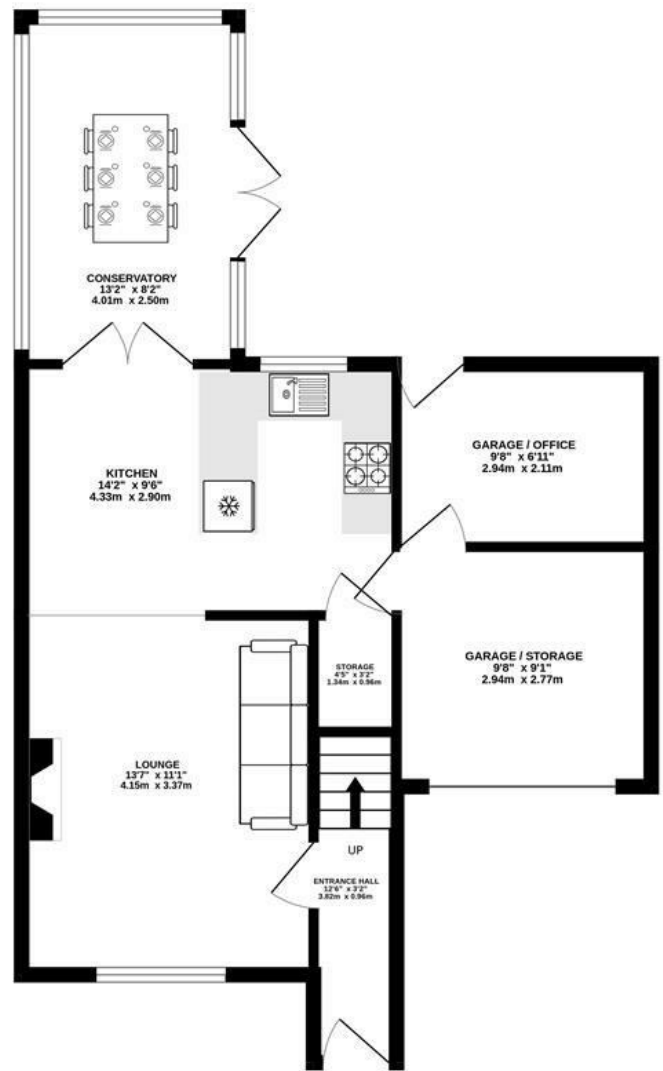




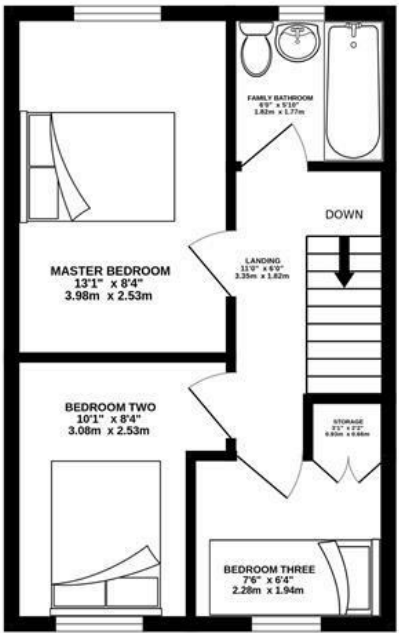


BEN ROSE

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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		
	69	76
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	

