



## Wymundsley, Chorley

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, situated on a quiet cul-de-sac in a sought-after residential area of Chorley. Perfect for couples or families, the property benefits from a range of nearby amenities, including local schools, supermarkets, parks, and leisure facilities, all within close proximity. Excellent transport links are also available, with Chorley Train Station just a short drive away, providing easy access to Preston, Manchester, and beyond. For those commuting by car, the property is ideally positioned for access to the M6, M61, and M65 motorways, while convenient bus routes serve the local area.

Stepping into the property through the welcoming entrance porch, you are led into the main hallway, where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a large window overlooking the front aspect, allowing plenty of natural light to fill the room.

From here, you move through to the kitchen/diner. Spanning the full width of the property, the contemporary kitchen offers ample storage and includes integrated appliances such as a fridge, oven, hob, and microwave. There is also convenient access to understairs storage and a separate pantry cupboard, along with a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from integrated storage. A modern three-piece family shower room completes this level.

Externally, the front of the home features a private driveway providing off-road parking for up to three vehicles, along with access to the attached garage via an up-and-over door. The garage has been partially converted to incorporate a separate utility room at the rear, offering additional storage and space for freestanding appliances, with access available from both the garage and the rear garden.

To the rear is a generously sized garden, featuring a lawn and a stone patio, along with a covered pergola area, perfect for relaxing or entertaining. The garden also benefits from a good-sized office, equipped with power and lighting, making it an ideal space for home working or hobbies.

Early viewing is highly recommended to avoid potential disappointment.









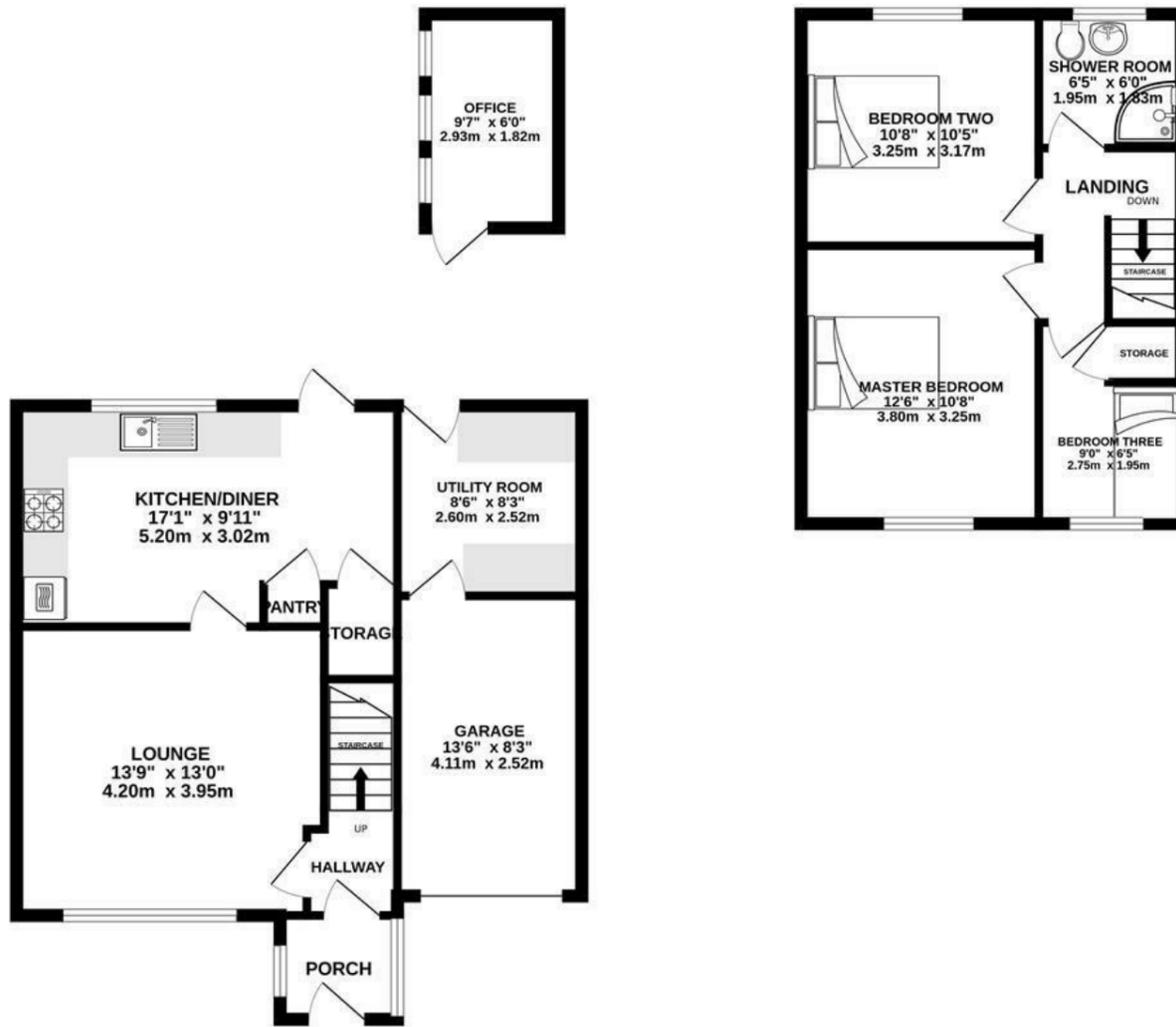




# BEN ROSE

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.

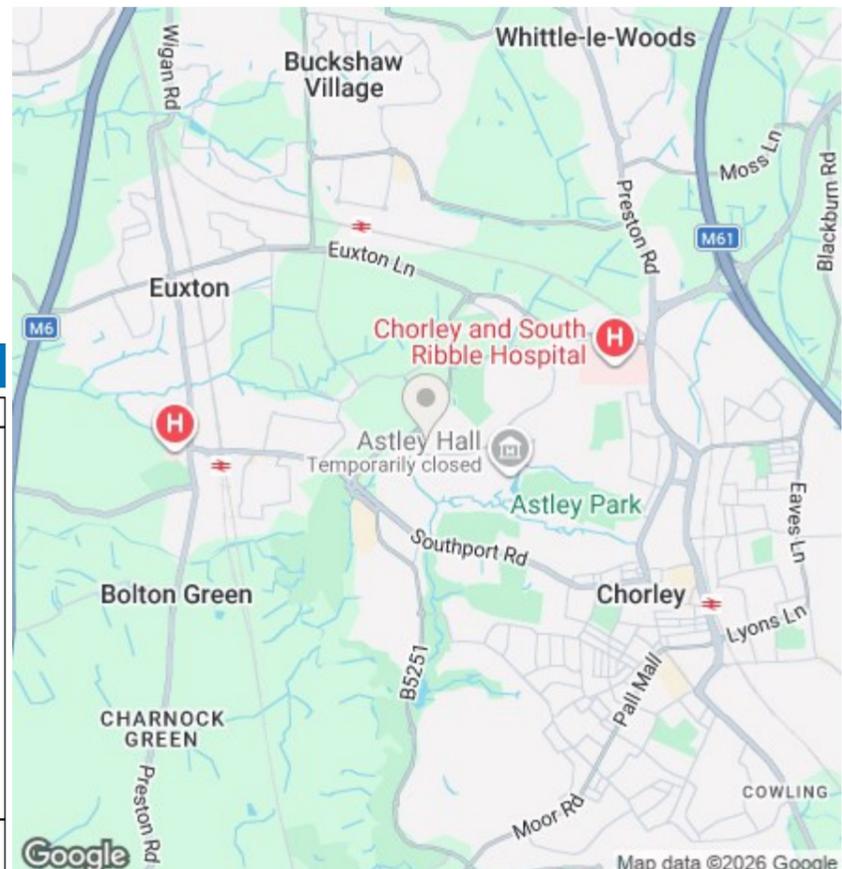


TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.

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>		<b>87</b>
(69-80) <b>C</b>	<b>73</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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	