BEN ROSE



Kiln Croft, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom semi-detached bungalow, ideally suited to those seeking comfortable and convenient single-storey living within a popular area of Chorley. The property offers a practical layout with two well proportioned double bedrooms, a spacious lounge overlooking the rear garden, a kitchen and a three-piece family bathroom, whilst externally there is ample parking and a gated carport. The home is well placed for access to a range of everyday amenities, with Chorley town centre offering a selection of shops, supermarkets, cafés, restaurants and leisure facilities. The surrounding area also provides excellent transport links, with nearby bus services and Chorley railway station providing rail connections towards Preston, Manchester and surrounding destinations. For those travelling by road, the M61 is readily accessible, providing convenient links towards Preston, Bolton and Manchester, whilst the M6 is also within easy reach.

Entering the property, the entrance hall provides access to the kitchen and master bedroom. The kitchen is well equipped with a range of fitted cupboards and worktop space, providing a practical setting for everyday cooking, whilst a door gives convenient external access to the side of the property. Continuing through the internal hallway, there is access to the spacious lounge, family bathroom and second bedroom. The lounge provides a comfortable central reception space and benefits from sliding doors overlooking the rear garden, allowing plenty of natural light into the room whilst creating a pleasant outlook. Both bedrooms are well-proportioned doubles, with the master bedroom further benefiting from multiple built-in wardrobes providing excellent storage. Completing the accommodation is the three-piece family bathroom, offering all the facilities required for comfortable day-to-day living.

Externally, the property offers excellent practicality for those looking for plenty of off-road parking. To the front is a driveway suitable for multiple vehicles, alongside a gravelled area directly in front of the property and mature hedging which provides a good degree of privacy. To the side, a gated carport provides additional covered vehicle space and leads through towards the rear garden. The rear garden is a good size and has been predominantly laid with a combination of gravel and paved areas, creating a low-maintenance outdoor space with plenty of scope for the new owners to personalise with planting, pots and outdoor seating. A useful shed provides additional storage. Overall, this is a well-positioned and practical bungalow offering generous parking and manageable outdoor space, making it an appealing choice for retirees or those looking to enjoy the convenience of single-level living within easy reach of Chorley's excellent amenities and transport connections.




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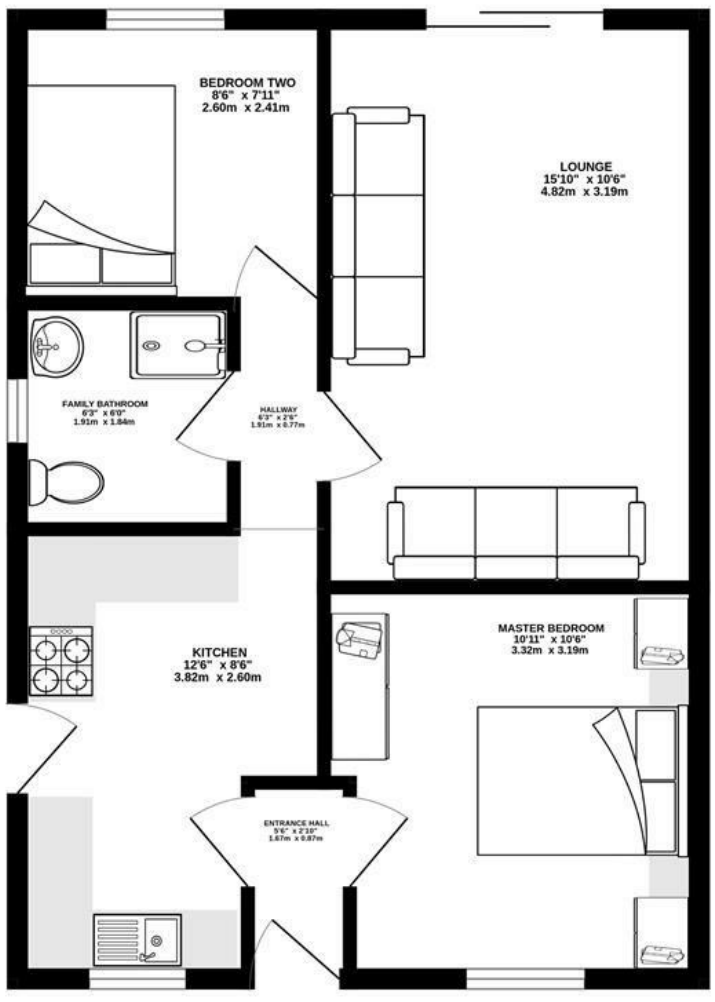




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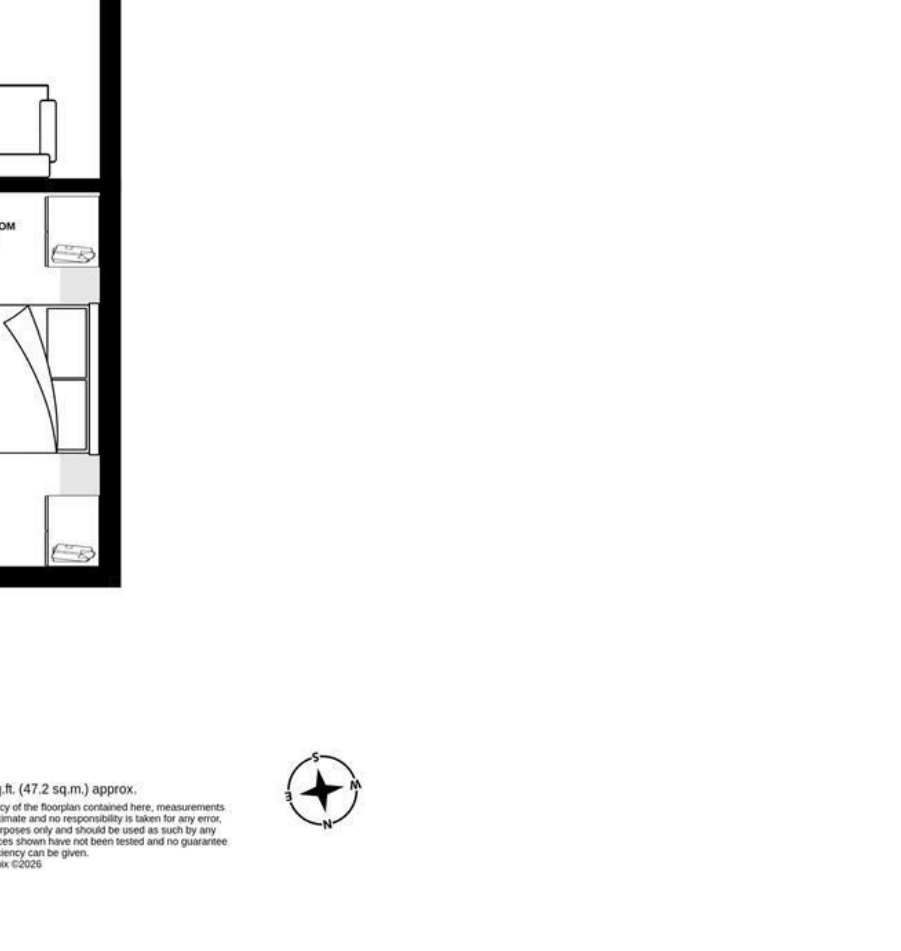
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

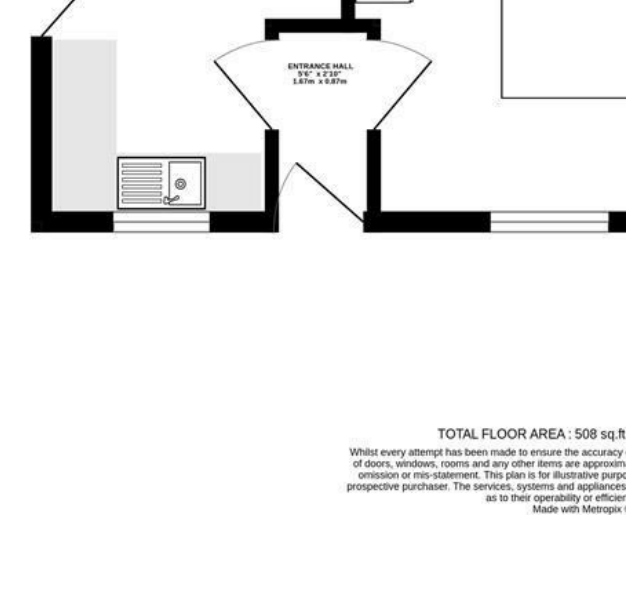


TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.

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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