BEN ROSE



Lakeland Gardens, Chorley

Offers Over £134,995

Ben Rose Estate Agents are pleased to present to market this attractive two-bedroom semi-detached home, ideally positioned on a generous corner plot and offering an excellent opportunity for couples and first-time buyers. Situated close to Chorley town centre, the property is well placed for a variety of local shops, supermarkets, restaurants, pubs and schools. Chorley railway station provides direct services towards Preston and Manchester, whilst excellent bus links connect to Preston, Blackburn and Wigan. The nearby M6 and M61 also provide convenient access across Lancashire and beyond, with Preston and Leyland both within easy reach.

Stepping inside, the spacious lounge provides a welcoming reception room with plenty of space for comfortable furnishings. The property then flows into the kitchen/dining room, featuring a fitted kitchen alongside space for a dining table and chairs. A door provides convenient access directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms, including a particularly generous master bedroom. Completing the accommodation is a three-piece family bathroom, providing a practical space for everyday living.

Externally, the property occupies a desirable corner plot, with a lawned area to the front and a useful private parking space to the side. The large rear garden is predominantly laid to lawn and enclosed by high fencing, providing a private outdoor space with excellent potential for entertaining, relaxing or landscaping to personal taste. Overall, this well-located home offers generous outdoor space, comfortable accommodation and superb transport links, making it an ideal first home or investment opportunity.



















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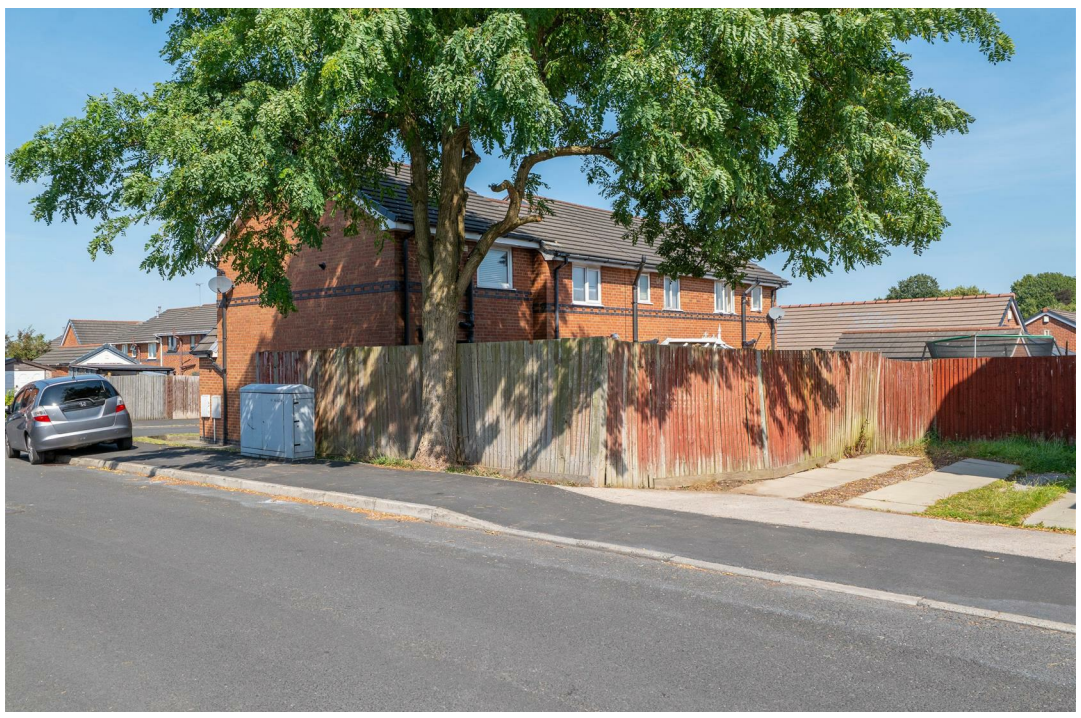


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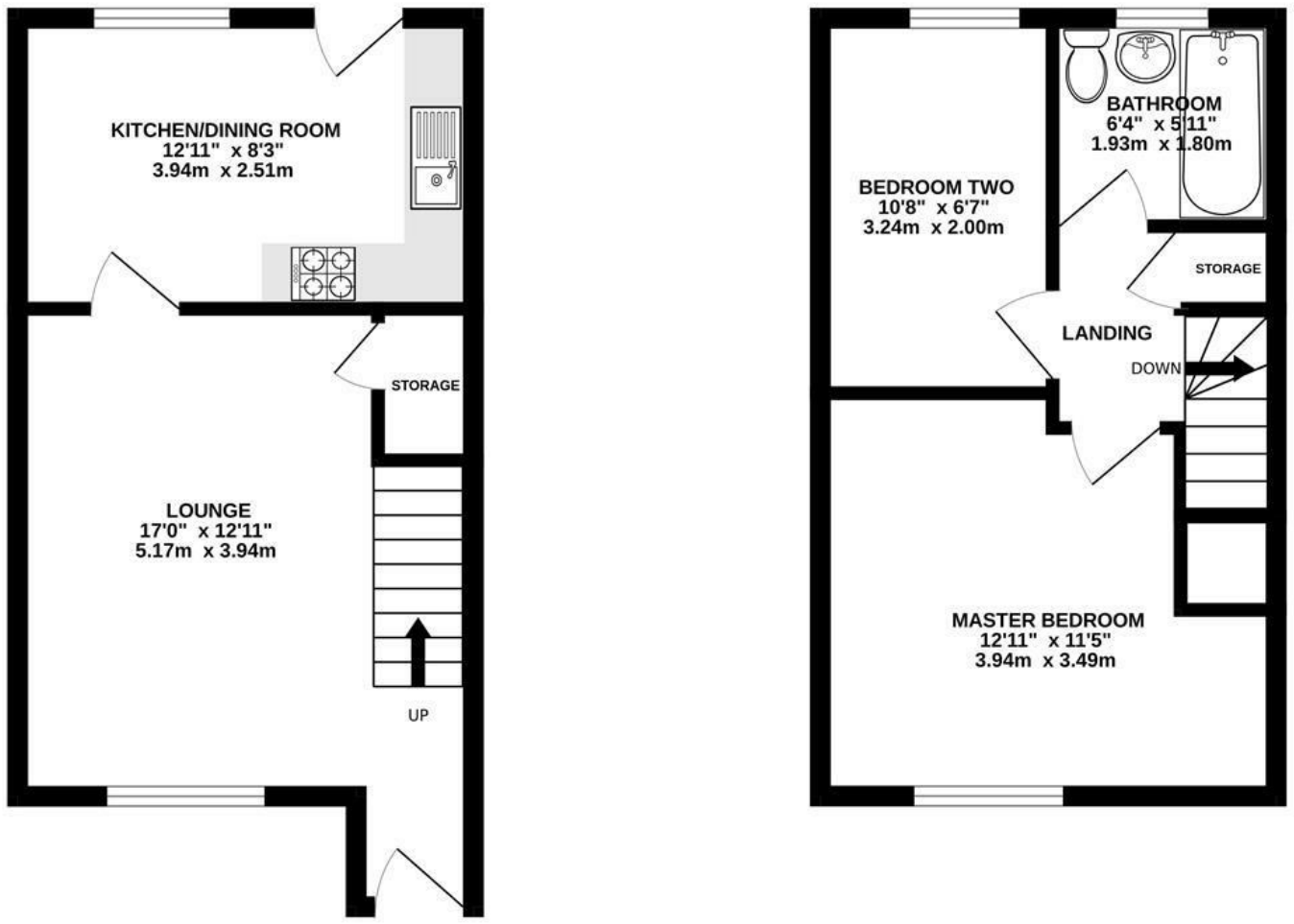

Chorley
Council
92
92
Chorley
Compost Waste Only



BEN ROSE

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (53.9 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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