



## Lydd Grove, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to the market this two-bedroom semi-detached bungalow, located in a popular area of Chorley and offered with no onward chain. Ideally situated close to local schools, supermarkets, and a wide range of everyday amenities, the home also boasts excellent transport links, with easy access to major Northwest towns and cities via the M6 and M61 motorways. While the property would benefit from some modernisation, it offers superb potential and is perfectly suited to those seeking comfortable, single-level living.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to all rooms. To the left, you'll find a spacious lounge featuring a charming fireplace and a large window that overlooks the front aspect. Continuing through the home, you arrive at the generously sized kitchen/diner. This bright space benefits from dual-aspect windows and a single door that opens out to the rear garden. The kitchen is equipped with an integrated oven, hob, and fridge, while the dining area offers ample space for a large family dining table.

The home also offers two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. Completing the internal accommodation is a modern three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the front of the property boasts a well-maintained garden and a private driveway offering off-road parking for multiple vehicles. The driveway extends to a single detached garage at the rear, accessed via an up-and-over door. To the rear, you'll find a secluded garden space featuring a laid lawn, a flagged patio area ideal for outdoor seating, and a convenient storage shed.

Early viewing is highly recommended to avoid disappointment.





















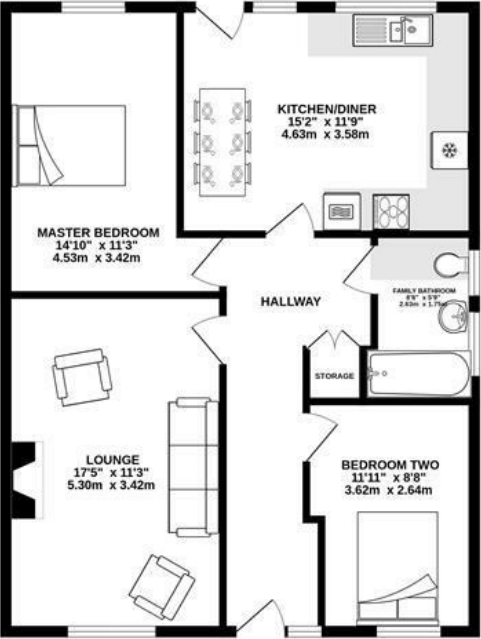






# BEN ROSE

GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 