



Howard Road, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this extended semi-detached property, offering generous living space and excellent potential, ideally suited to families and couples alike. Situated in a popular residential area of Chorley, the home enjoys a convenient location close to the town centre, providing easy access to a wide range of local shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent transport connections are nearby, including a rail service with direct routes to Preston and Manchester, convenient bus links to Preston, Blackburn and Wigan, and easy access to the M6 and M61 motorways, making this an ideal base for commuters.

Upon entering the property, you are welcomed into the entrance hall, spacious lounge featuring a charming bay window and a feature fireplace with wood burner, creating a warm and inviting atmosphere. Double doors leading through to the large dining room provides an excellent space for entertaining and also benefits from a wood burner. The extended kitchen offers a bright and airy feel, complete with fitted units, mini range and ample workspace. From here, access is provided to a useful utility room with WC and a door to the rear, while the orangery, accessed from the kitchen, enjoys pleasant garden views and French doors opening onto the patio.

Moving to the first floor, the property offers a well-proportioned master bedroom and a second double bedroom, both providing comfortable accommodation. A third bedroom offers versatility as a single room, nursery or home office. Completing this level is a three-piece family bathroom fitted with all essential fixtures. The layout presents excellent potential for modernisation or personalisation to suit a buyer's individual tastes.

Externally, the property benefits from a gated, block-paved driveway providing off-road parking for up to three cars, complemented by attractive shrubs and planted borders, along with access to a reduced-size garage. To the rear is a large garden featuring a paved patio seating area, well-maintained lawn and mature borders with established plants and trees. Two sheds are positioned at the side of the house with gated access to the front. This impressive home offers space, convenience and exciting potential.













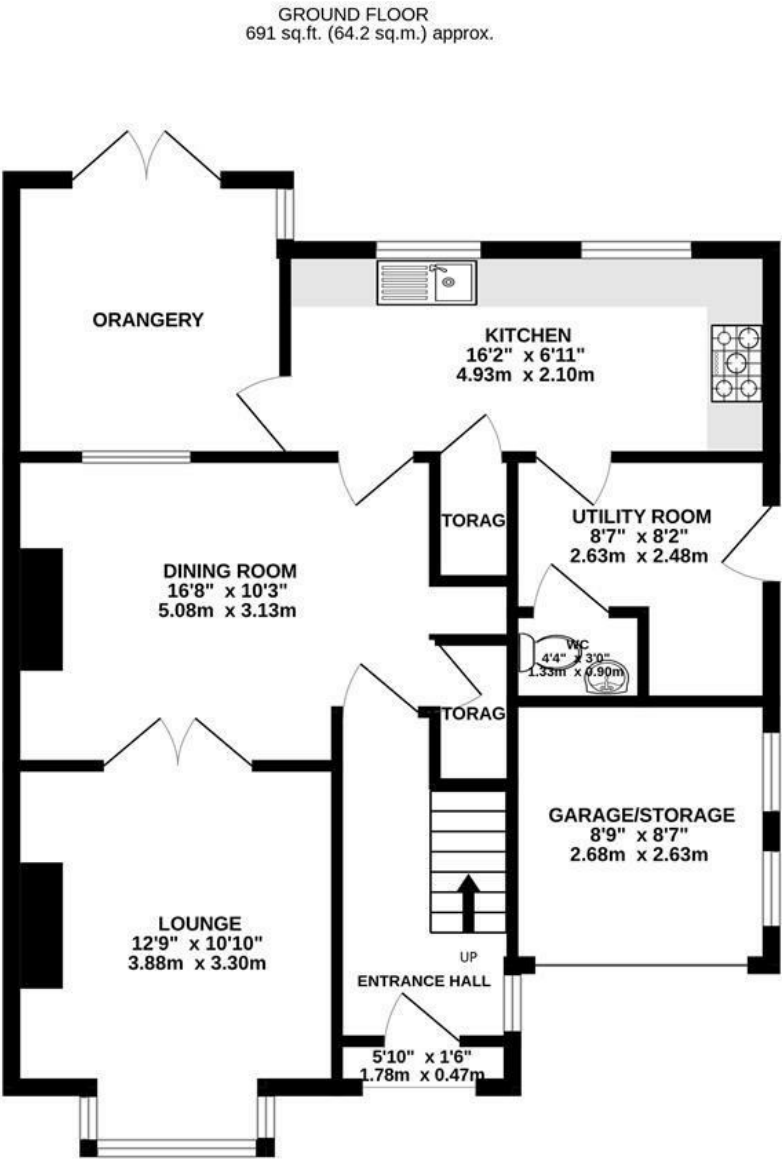








BEN ROSE



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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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		
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	

