BEN ROSE



Stump Lane, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this fantastic three-bedroom semi-detached home in Chorley, ideally suited to first-time buyers looking to take their first step onto the property ladder. Offered to the market with NO ONWARD CHAIN, the property provides well-proportioned accommodation, a sociable open-plan living and dining arrangement and a generous rear garden, making it an excellent opportunity for those looking for a home they can move straight into and make their own. Conveniently positioned within walking distance of Chorley town centre, residents can enjoy easy access to a variety of shops, supermarkets, cafés, restaurants and everyday amenities. Chorley also benefits from excellent transport connections, with the railway station offering regular services towards Preston, Manchester and Blackpool, alongside a well-served bus interchange providing routes to surrounding towns. For commuters, the M61, M6 and M65 motorways are all accessible, providing convenient connections across Lancashire and further afield. The nearby Astley Park also offers a wonderful outdoor space to enjoy, with its historic hall, picturesque grounds and family-friendly facilities.

Entering through the front porch, you are welcomed into the spacious front lounge, which provides a comfortable setting for relaxing and entertaining. The room benefits from an attractive bay-fronted window allowing plenty of natural light to fill the space, alongside a feature fireplace that creates a lovely focal point. The staircase to the first floor is also conveniently positioned here. Continuing through the lounge, the accommodation opens into the kitchen/diner, creating a sociable open-plan arrangement that works particularly well for modern living. The kitchen is fitted with an integrated oven and hob, with ample room for additional storage and preparation space, while the dining area comfortably accommodates a large family dining table, making it ideal for hosting friends and family. To the rear, a further porch provides convenient access to the garden.

Moving upstairs, the first floor offers three well-proportioned bedrooms, two of which are comfortable doubles, providing plenty of flexibility for a growing family, guests or those looking to create a home office. Completing the internal accommodation is the three-piece family bathroom, fitted with an over-bath shower.

Externally, the property benefits from off-road parking to the front for one vehicle. To the rear, you will find a particularly generous garden for a home of this size, offering an excellent amount of outdoor space to enjoy throughout the warmer months. Designed with ease of maintenance in mind, the garden features a spacious flagged patio area, perfect for outdoor dining and entertaining, alongside an attractive artificial lawn providing plenty of room for relaxing or enjoying time with family and friends. Overall, this is a fantastic opportunity to acquire a well-proportioned home in a convenient Chorley location, combining spacious open-plan living, a generous garden and excellent transport connections. With the added benefit of being offered with NO CHAIN, this property would make an ideal first home and is certainly one not to be missed.





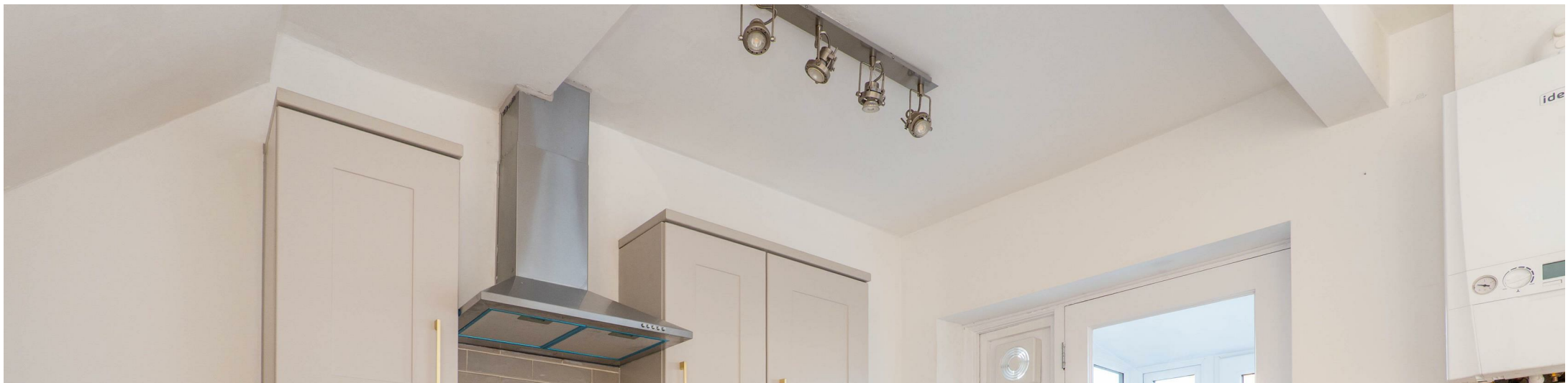
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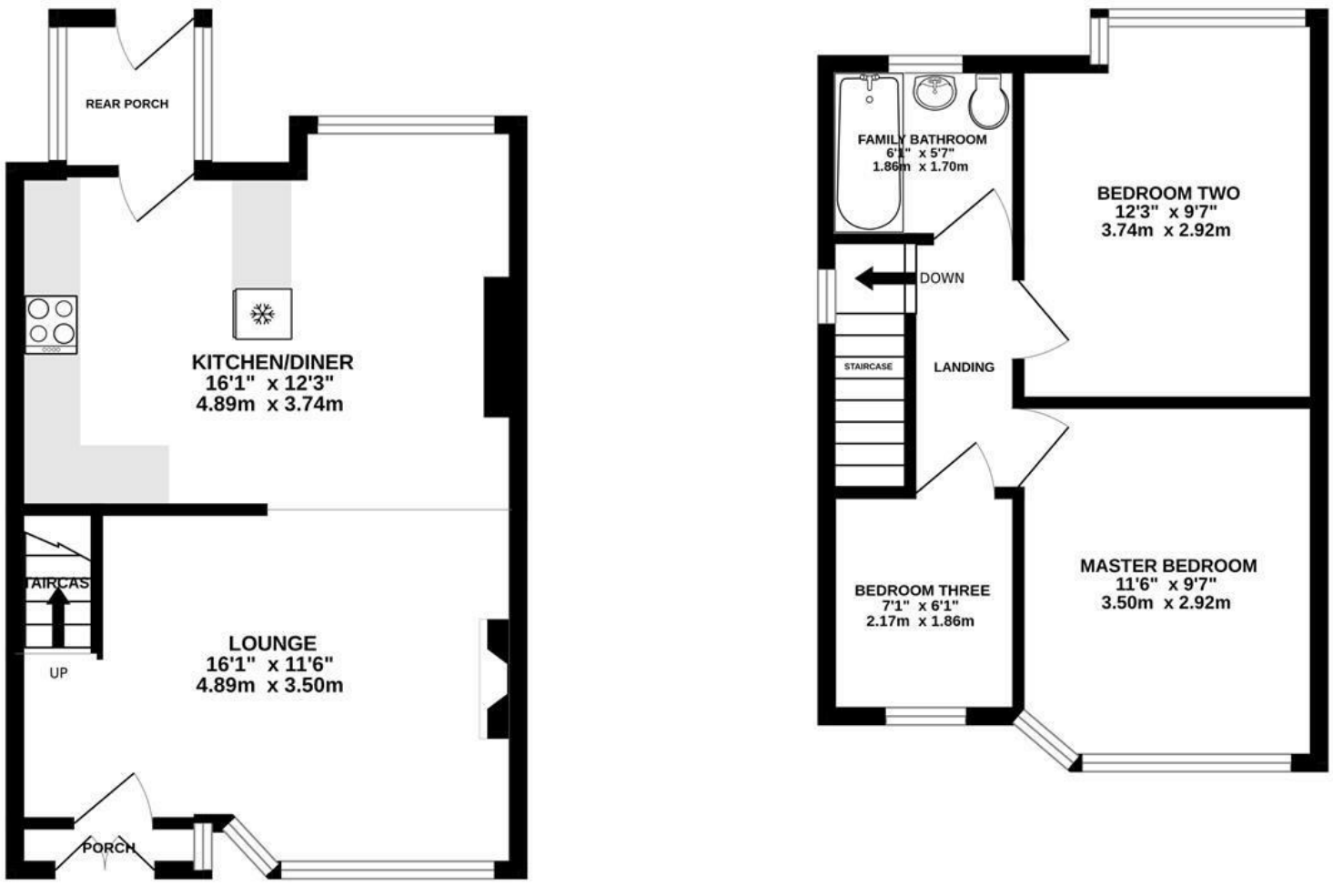


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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

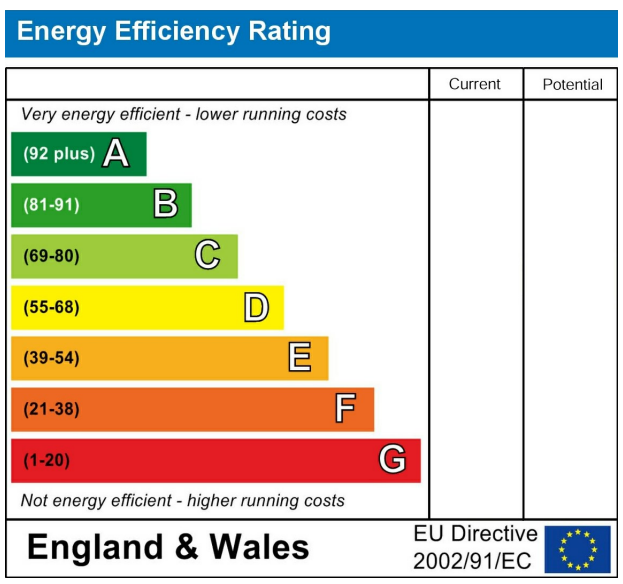
1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.

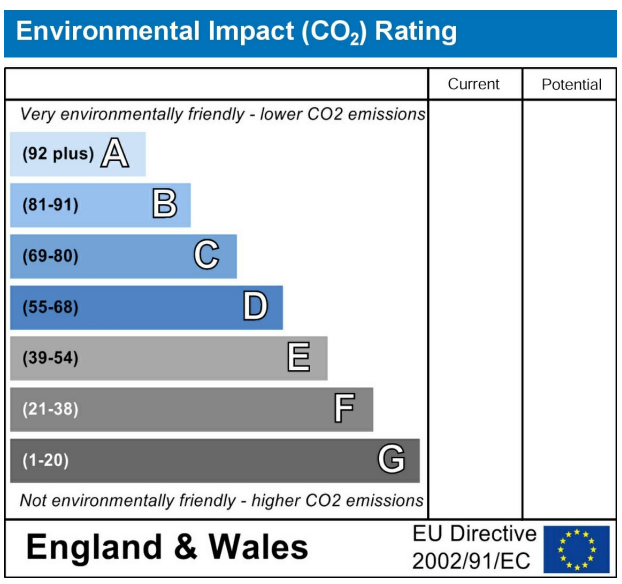


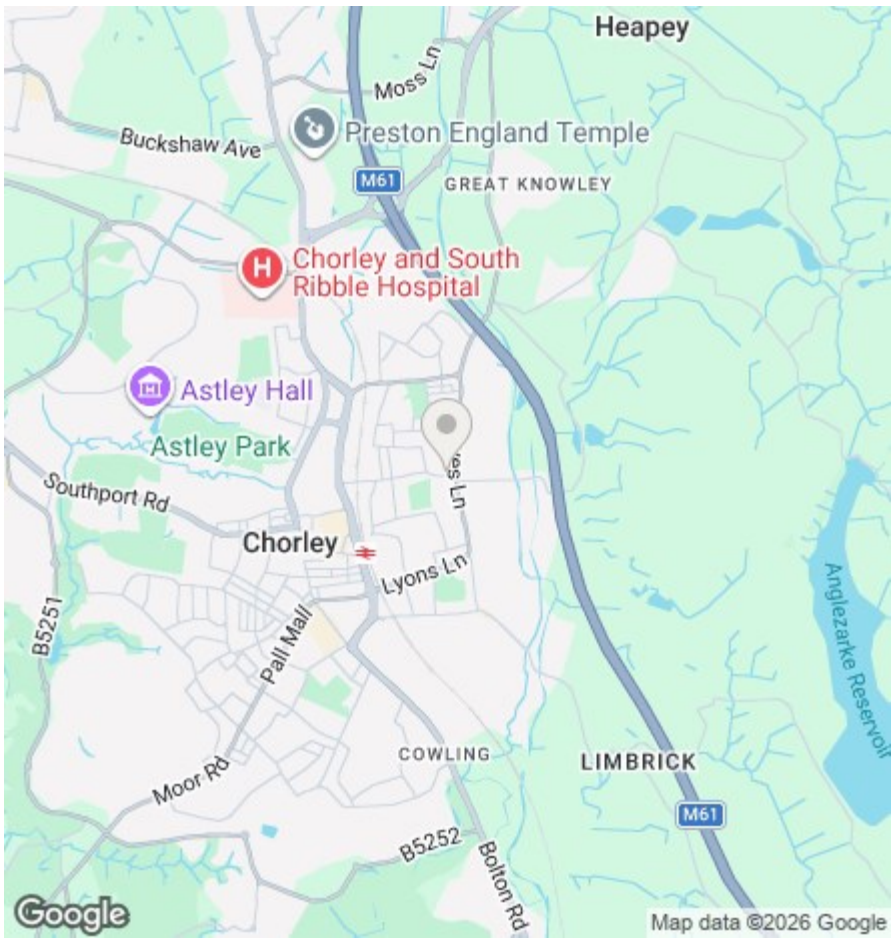
TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

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.







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