



Sutton Grove, Chorley

Offers Over £264,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented, chain-free, three-bedroom property, nestled within a quiet cul-de-sac in a highly sought-after area of Chorley. Situated on an enviable corner plot, the home offers generous living space both internally and externally, making it ideal for families. The property is within commuting distance of major North West towns and cities via the M6 motorway and M61 motorway, and benefits from excellent local schools, supermarkets, and amenities.

The home has been fully modernised to a high standard throughout, including a newly fitted kitchen and tasteful neutral décor, creating a comfortable, move-in-ready space.

Stepping into the property, you are welcomed by an inviting entrance hallway providing access to the lounge on the left and the kitchen/diner to the right. The spacious lounge features dual-aspect windows, allowing plenty of natural light, along with an open staircase leading to the first floor. The contemporary kitchen/diner offers ample storage, integrated appliances including an oven, hob, and microwave, as well as space for freestanding appliances and a convenient breakfast bar. This space flows seamlessly into the bright and airy conservatory, which provides versatile additional living space - ideal as a dining area or second sitting room, with double patio doors opening out to the garden.

To the first floor are three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from fitted storage. The bedrooms also benefit from having beautiful countryside views to look out onto. A modern three-piece family bathroom, complete with an over-bath shower, completes this level.

Externally, to the front of the property is a beautifully landscaped garden with a wraparound driveway providing off-road parking for multiple vehicles. The driveway leads to a single detached garage, featuring an up-and-over door.

To the rear is a similarly well-maintained and landscaped garden, comprising secluded multi-tiered patio areas, a sun deck, and a charming summer house, along with two practical storage sheds. Mature plants and trees are set within well-stocked beds and borders, creating an ideal space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate this beautiful home and avoid potential disappointment.















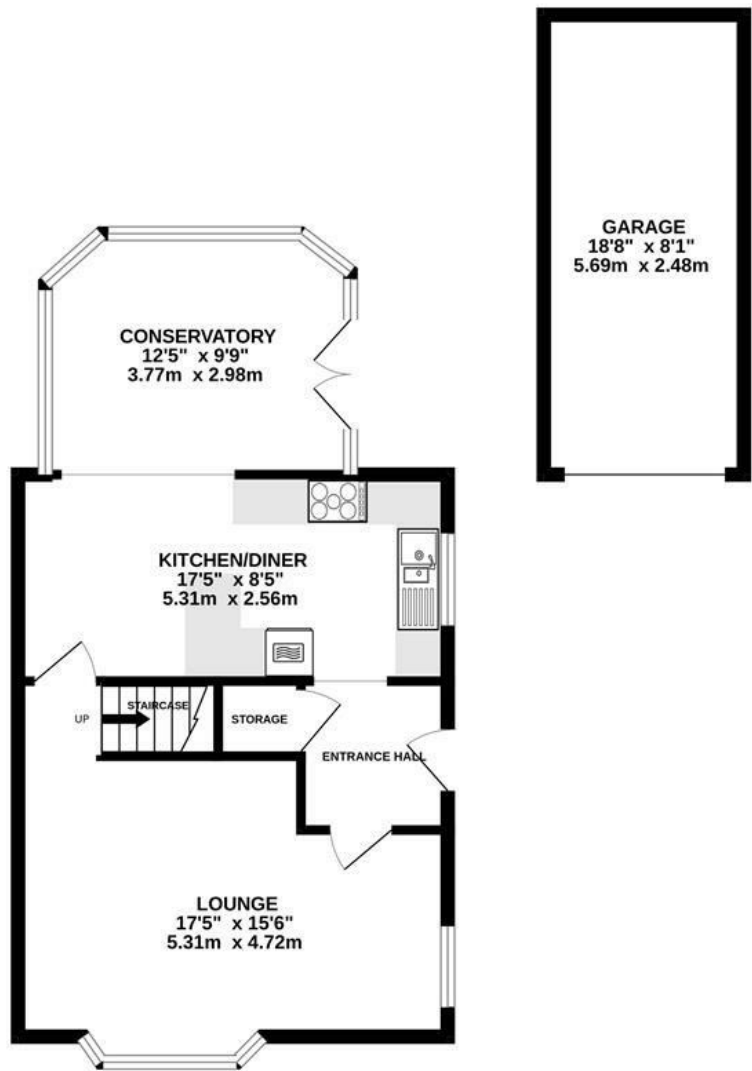




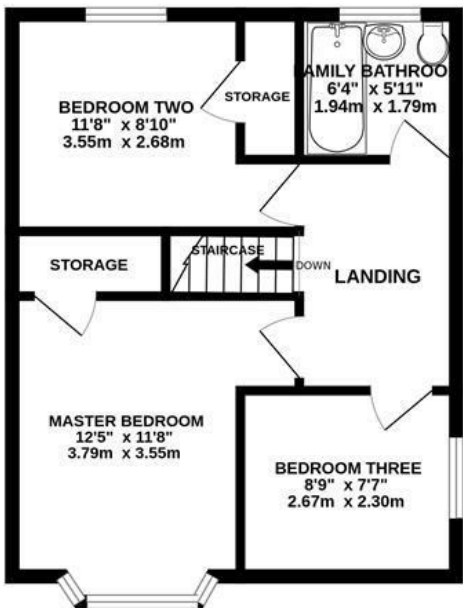


BEN ROSE

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.3 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		
	68	73
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	

