BEN ROSE



Saunders Mews, Chorley

Offers Over £174,995

Ben Rose Estate Agents are pleased to present to market this well-presented semi-detached home, ideally suited to growing families, situated within a quiet cul-de-sac in Chorley. Offering spacious and versatile living accommodation, three well-proportioned bedrooms and a landscaped rear garden, this property provides an excellent opportunity for buyers seeking a comfortable home in a convenient location. Chorley town centre is within easy reach, offering a variety of shops, supermarkets, cafés, restaurants and everyday amenities, alongside well-regarded schools and leisure facilities. For commuters, Chorley railway station provides services to Preston, Manchester and beyond, whilst the nearby A6 and M61 motorway offer convenient road connections to surrounding towns and cities, including Preston, Bolton and Manchester. With green spaces and family-friendly amenities close by, the location is well suited to those looking to balance everyday convenience with a peaceful residential setting.

Entering the property, the welcoming entrance hall provides access to the lounge and stairs leading to the first floor. The impressive lounge is a particularly attractive feature of the home, offering a light and airy atmosphere thanks to its multiple windows, whilst a feature fireplace provides an attractive focal point to the room. There is plenty of space to relax as a family, with the added benefit of access through to the dining room, kitchen and useful storage. Positioned to the side of the lounge, the dining room offers ample space for a family dining table and is ideal for everyday meals or entertaining guests, with sliding doors overlooking the rear garden and allowing natural light to flow into the space. Completing the ground floor is the modern kitchen, fitted with an excellent selection of cabinets and worktops, providing practical preparation and storage space alongside essential appliances, including a washing machine.

Heading upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a spacious and comfortable retreat, benefiting from built-in wardrobes to provide convenient storage, as well as its own shower en suite for added privacy and convenience. The second bedroom is another comfortable double room, making it ideal for guests or additional family members, whilst the third bedroom offers flexibility to suit a variety of needs, whether used as a child's bedroom, nursery or home office. Completing the first floor is the three-piece family bathroom, finished to a good standard and providing a practical space for the household.

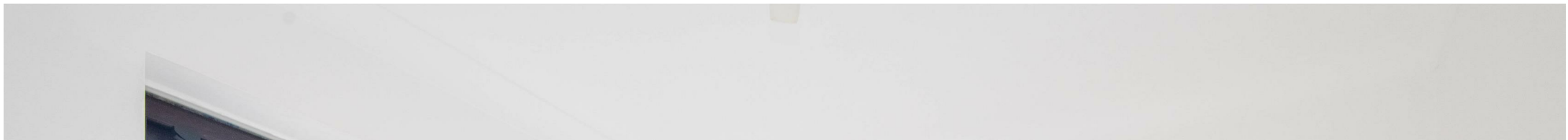
Externally, the property is situated within a quiet cul-de-sac, surrounded by greenery and offering a pleasant residential setting for families. The front of the home provides access to the property, with parking arrangements to be confirmed. To the rear, a beautifully landscaped garden offers an inviting outdoor space, featuring attractive slate chippings, mature hedging for added privacy and ample room for outdoor furniture, making it ideal for relaxing in the warmer months or enjoying time with family and friends. A useful garden shed also provides additional storage for tools and outdoor equipment. Overall, this well-presented home combines generous living spaces, three versatile bedrooms and an attractive garden in a sought-after residential setting, making it an excellent choice for families and buyers looking to settle in Chorley.



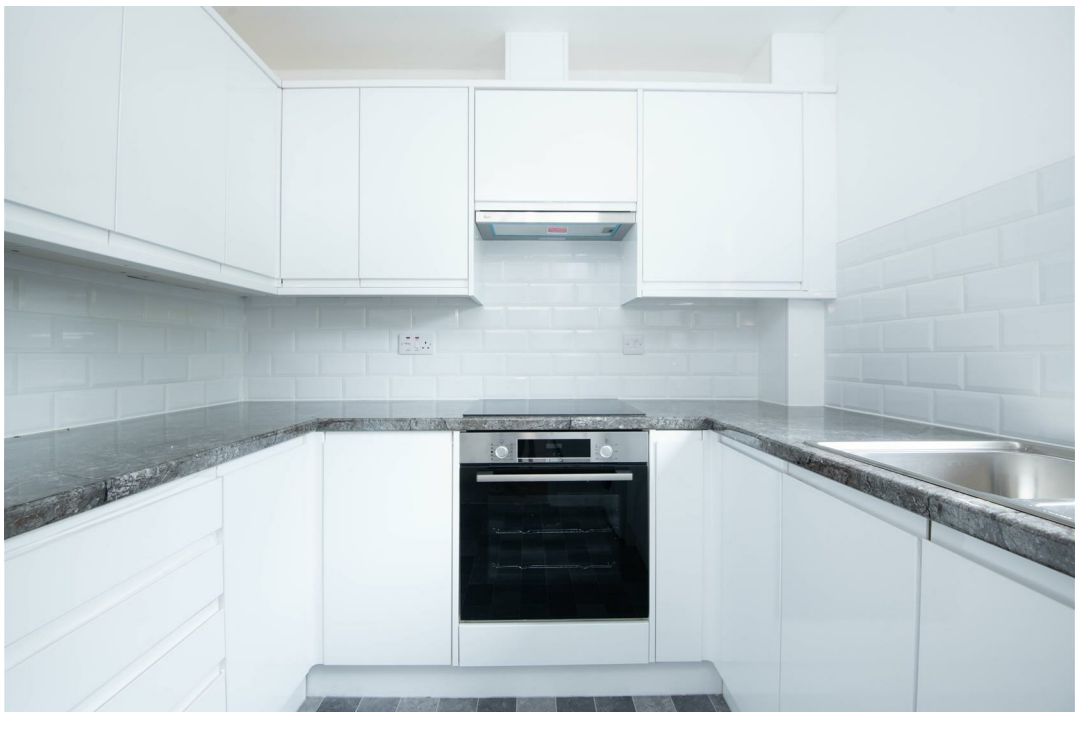




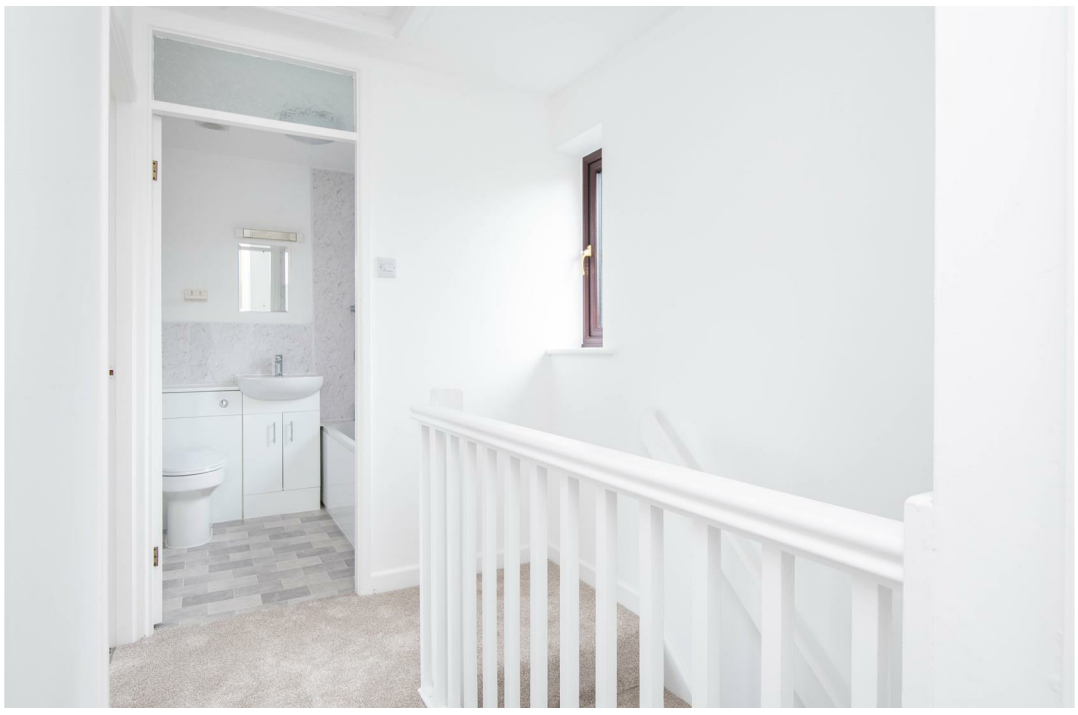






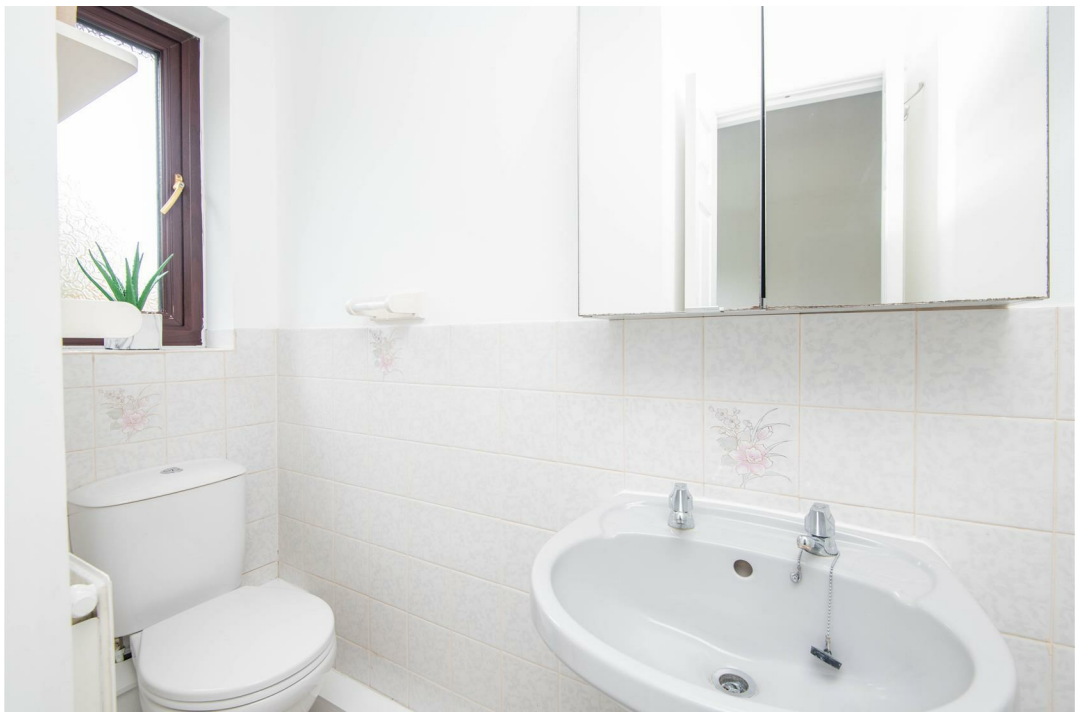






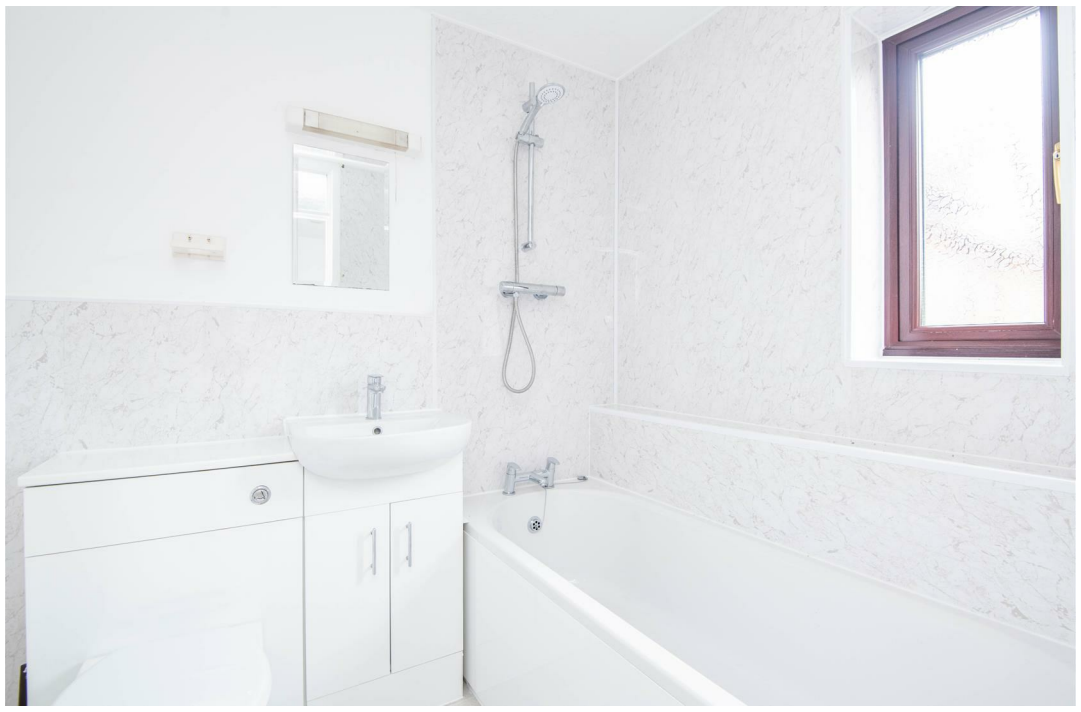














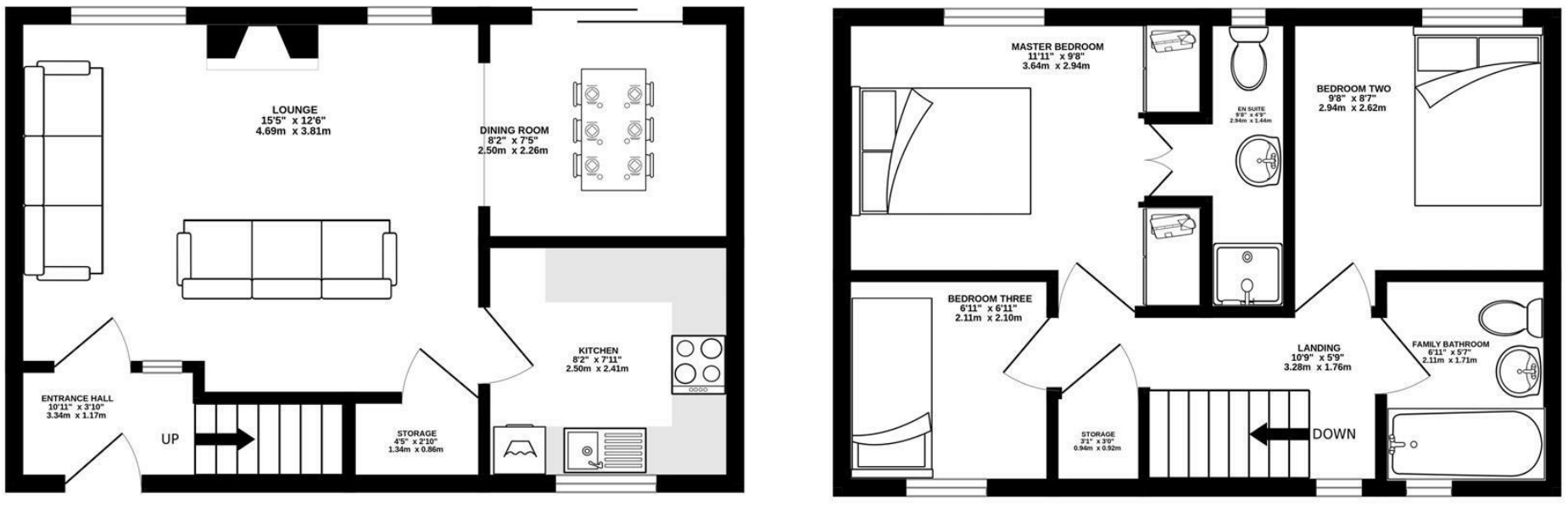




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GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

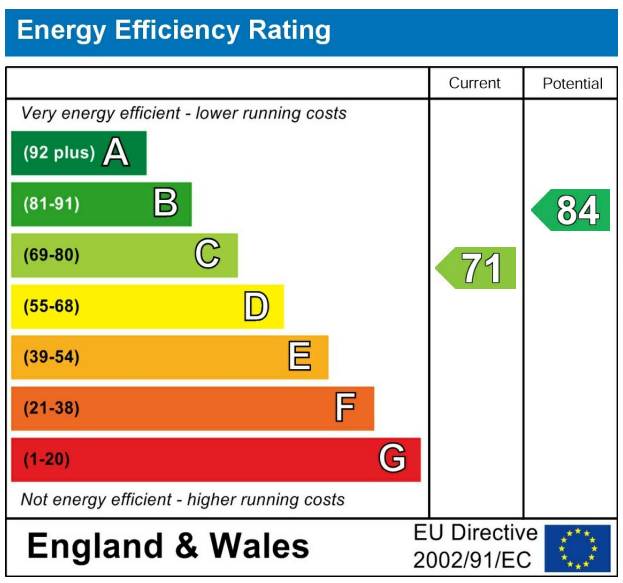
1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.

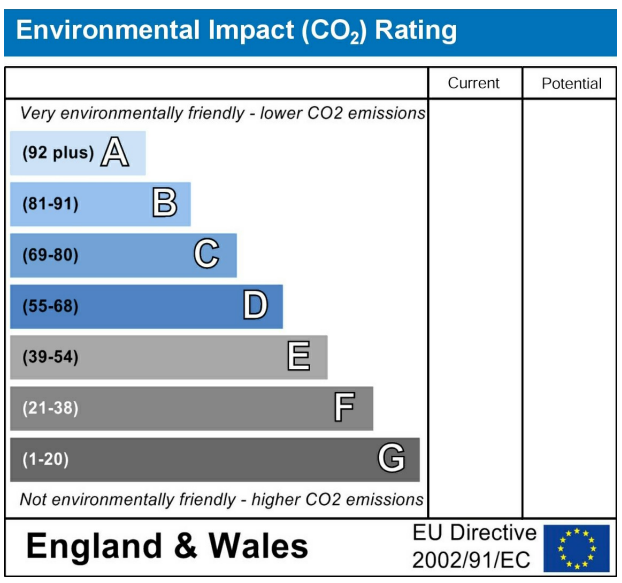


TOTAL FLOOR AREA : 714 sq.ft. (66.3 sq.m.) approx.

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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