



## Ash Grove, Chorley

**Offers Over £149,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached home, offered with no onward chain and situated within a popular and well-connected area of Chorley. This property presents an excellent opportunity for first-time buyers looking to step onto the property ladder and create a home of their own. Ideally located, the property is just a short distance from Chorley town centre, providing access to a wide range of local amenities, including shops, restaurants, and well-regarded schools. Excellent transport links are also close by, with Chorley train station offering direct routes to major towns and cities, and convenient access to the M61 and M6 motorways for commuting across the North West.

Stepping into the property via the entrance porch, you are welcomed into an inviting hallway, where a staircase leads to the upper level. To the right, you will find a spacious lounge featuring a central fireplace and a large bay window overlooking the front aspect, allowing plenty of natural light.

Continuing through, you enter the modern kitchen, which offers ample storage and is fitted with an integrated oven, hob, and microwave. From here, there is access to a generously sized dining room, as well as a bright and practical utility room at the rear, which provides access to the garden.

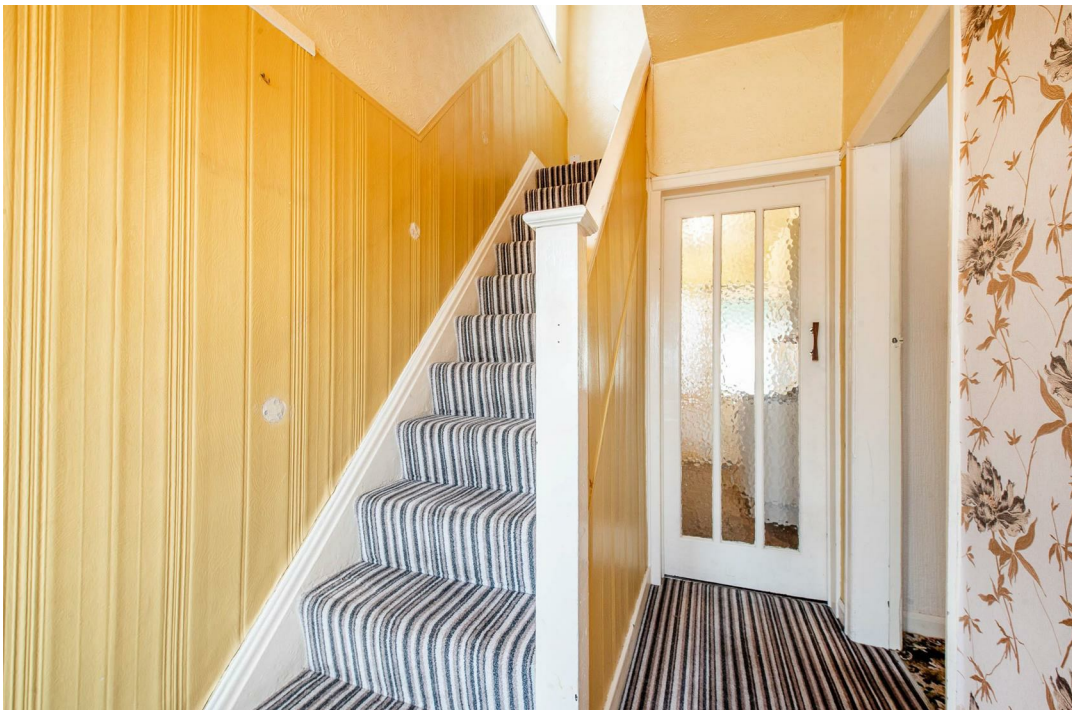
To the first floor, the property offers three well-proportioned bedrooms, with the master bedroom benefiting from fitted storage. A contemporary three-piece shower room completes this level.

Externally, the front of the property features a gated, low-maintenance garden, along with ample on-street parking. To the rear, there is a generously sized garden with a lawn, flagged patio area, and a useful storage shed, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.







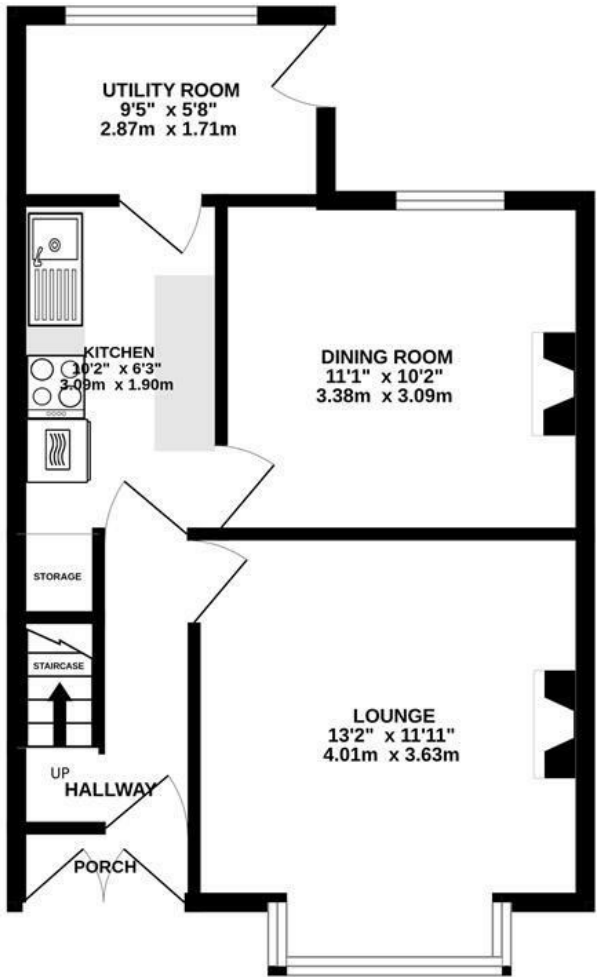




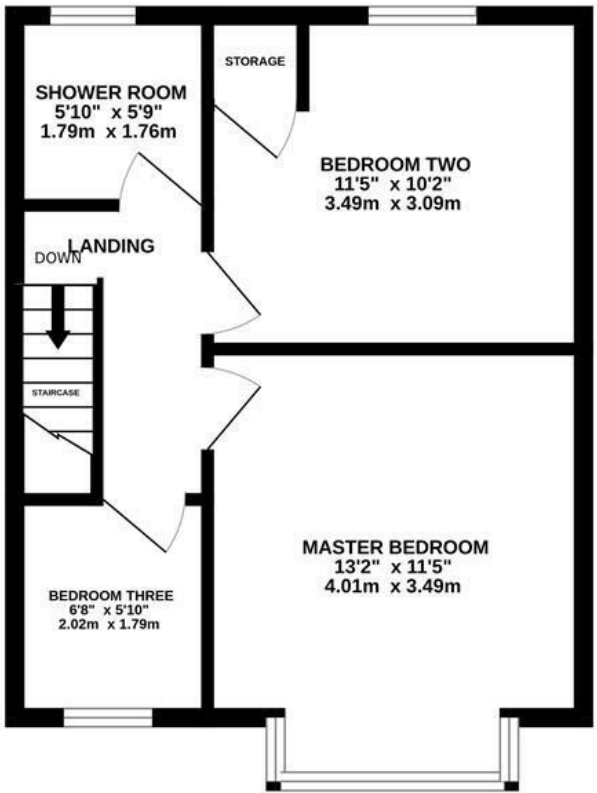


# BEN ROSE

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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 |                         |           |
|                                             | 55                      | 75        |
| 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 |           |

