



Athol Grove, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom semi-detached family home, benefiting from two additional versatile rooms ideal for use as a home office, playroom, dressing room or hobby space. Offering a superb blend of generous living accommodation, contemporary features and versatile spaces arranged over two floors this thoughtfully presented property benefits from solid oak doors, a spacious L-shaped kitchen diner, a principal bedroom with its own en-suite shower room, a further bedroom on the ground floor and additional flexible accommodation to the first floor. The home is particularly well suited to growing families, with excellent entertaining space and a versatile layout that provides plenty of opportunity for bedrooms, play areas, hobbies or home working. Situated in Chorley, the property is well placed for access to a wide range of everyday amenities, schools, shops, leisure facilities and green spaces, while Chorley town centre provides a broader selection of independent shops, cafés, restaurants and local services. Chorley railway station provides rail connections towards Preston and Manchester, with regular bus services also available from the town and surrounding areas. For those commuting by road, the M61 is easily accessible from Chorley, providing convenient links towards Preston, Bolton and the wider motorway network, whilst the surrounding towns and cities of Preston, Wigan, Bolton and Manchester are all within easy reach. Families will also appreciate the proximity of Astley Park, offering extensive parkland, woodland, gardens, play areas, sports facilities and the impressive Grade I listed Astley Hall, providing an excellent nearby destination for days out and outdoor recreation.

Stepping through the welcoming porch, the dual-aspect windows immediately create a bright and airy entrance, with a door leading directly into the lounge. Once inside, the spacious front lounge offers an inviting reception space, with a large front-facing window allowing plenty of natural light to fill the room. A particular focal point is the built-in media wall, complete with panoramic electric fire, creating a warm and stylish setting for relaxing with the family. Conveniently positioned immediately to the right as you enter the lounge is a door leading into the principal bedroom. This well-proportioned room benefits from a large front-facing window and the considerable advantage of its own private three-piece en-suite shower room, complete with a large walk-in electric shower and attractive vinyl plank flooring. Continuing through the lounge, a door at the far end opens into the impressive L-shaped kitchen diner. Immediately to the left is bedroom two, a well-presented room overlooking the rear garden and enhanced by attractive wood-panelled walls. The kitchen diner itself provides the true heart of the home, offering excellent proportions for family dining and entertaining alongside a modern fitted kitchen with a comprehensive range of integrated appliances, including a wine cooler. A large central island incorporates a breakfast bar and combination gas/induction hob, creating a practical and sociable focal point. Vinyl plank flooring flows throughout, while a large rear-facing window and additional side-facing window positioned by the sink provide excellent natural light and pleasant garden aspects. An external door opens directly onto the rear garden, while a further door provides access to the integrated garage. The staircase to the first floor is also positioned from this generous family space.

Ascending to the first floor, a large and impressive landing provides access to the remaining accommodation and immediately gives a sense of the versatility this home has to offer. The third bedroom enjoys a pleasant outlook over the rear garden and benefits from vinyl plank flooring, making it an ideal additional bedroom for a child or teenager. Also found on this floor is a useful small play room, with sufficient space to accommodate a child's bed and featuring a Velux window, offering a versatile space that could equally suit a child's retreat or hobby area. Opposite is a further small room, again benefiting from a Velux window and currently utilised for storage, offering valuable additional space that could be adapted to suit the needs of the next owners. Completing the first floor is the three-piece family bathroom, which includes an overhead shower, while a useful storage cupboard sits alongside the bathroom and provides access to further eaves storage. Together, the upper-floor accommodation adds considerable flexibility to the home and makes excellent use of the available space.

Externally, the property is approached via a large newly restored tarmacked, free-standing driveway providing generous off-road parking for multiple cars and leading directly towards the integrated garage and welcoming front porch. The rear garden is equally well equipped for family life and outdoor entertaining, with the kitchen diner opening onto an attractive artificial lawned area which offers a low-maintenance space for children and pets. To the left is a substantial raised decking area, complete with an aluminium gazebo, creating an excellent setting for outdoor dining, entertaining or simply relaxing during warmer months. To the right of the lawn is a paved and gravelled area which extends around the rear corner of the property and continues down the side towards the rear of the garage. A wooden garden shed sits alongside a further plastic shed in the back right corner, providing useful external storage, while double doors at the rear of the garage allow convenient access from outside. Overall, this is a particularly appealing family home offering generous and versatile accommodation, stylish living spaces, excellent parking and a superb garden, with the added benefit of a flexible layout that can readily adapt as family needs change.













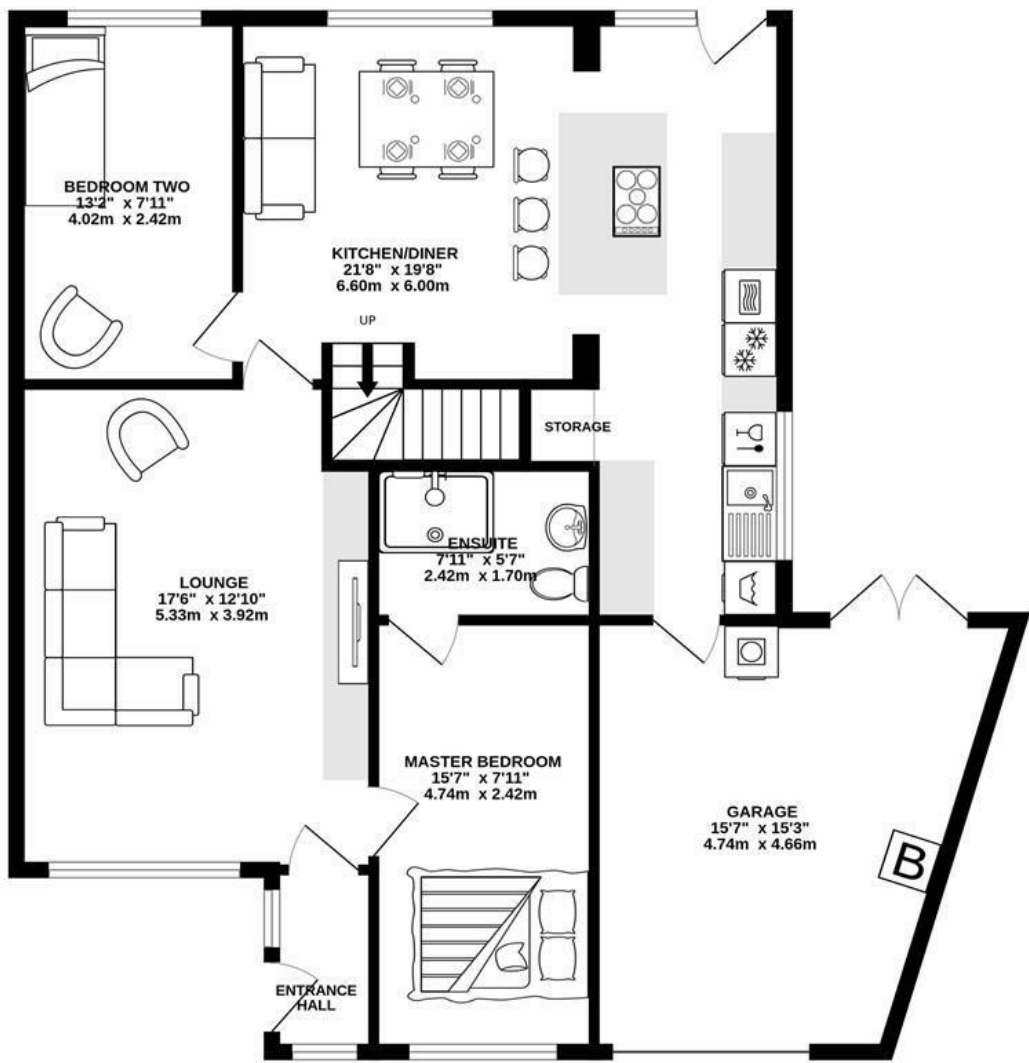




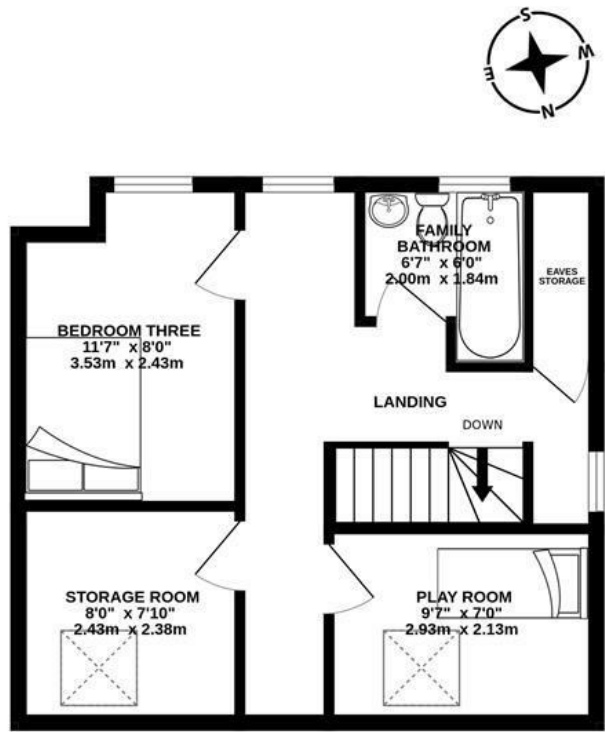




GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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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		
	64	
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 	

