



Melrose Way, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this well presented and extended two/three bedroom detached property, offered with NO CHAIN, and situated in a sought-after area of Chorley. This attractive home has undergone a complete renovation in 2023, including a new central heating system with a new combi boiler, a full rewire, and the installation of a high-end fitted kitchen featuring Zanussi appliances and quartz work surfaces. Ideal for families or those seeking versatile living space, the property offers a modern and stylish interior throughout. It is conveniently located within easy reach of Chorley town centre, where you will find a wide range of shops, supermarkets, cafés and restaurants. Excellent local schools are nearby, along with convenient bus routes and Chorley train station providing direct links to Manchester and Preston. The M61 and M6 motorways are also just a short drive away, making this an ideal location for commuters.

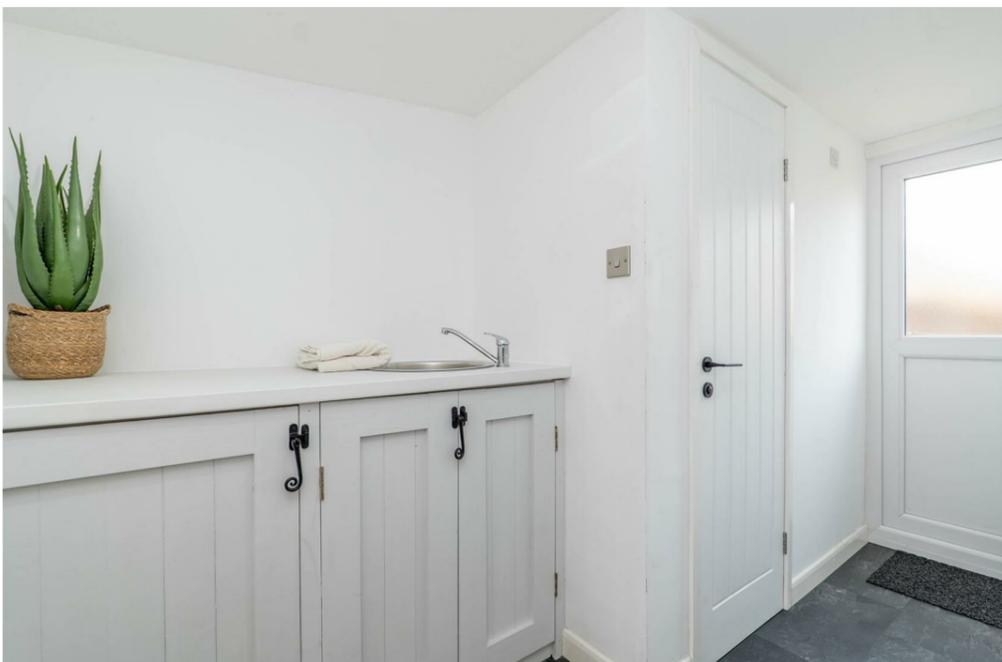
Upon entering the home, you are welcomed into a vestibule with the staircase directly ahead, leading through into the spacious front lounge. This inviting room benefits from a large front-facing window that fills the space with natural light, along with a feature fireplace that creates a cosy focal point. From here, the home opens beautifully into the stunning open plan kitchen/breakfast room. This contemporary space is fitted with a range of integrated Zanussi appliances and features a central island with a breakfast bar for up to two people, complemented by sleek quartz work surfaces. There is also ample room for a dining area, making it perfect for both everyday family living and entertaining, with French doors opening out to the rear garden. Just off the kitchen is a convenient utility room, which has been plumbed for a washing machine, along with a separate WC. This area also provides access to the additional sitting room, a highly versatile space that could be utilised as a playroom, home office, second lounge, or even a ground floor bedroom if required.

Moving upstairs, the property continues to impress with two well-proportioned bedrooms. The master bedroom benefits from a modern three piece en-suite shower room, providing added comfort and privacy. The second bedroom is also a good size and is serviced by a stunning three piece family bathroom, which features a freestanding bath and a striking exposed brick feature wall, adding a touch of character and a touch of luxury to the space.

Externally, the property offers a driveway to the front with space for up to two cars, providing convenient off-road parking. To the rear, there is a good sized garden mainly laid to lawn, complemented by attractive seating areas that are perfect for relaxing or entertaining during the warmer months. This wonderful outdoor space, combined with the home's high-quality finish, flexible layout and excellent location, makes this a fantastic opportunity for buyers looking to move straight into a beautifully updated home in Chorley.

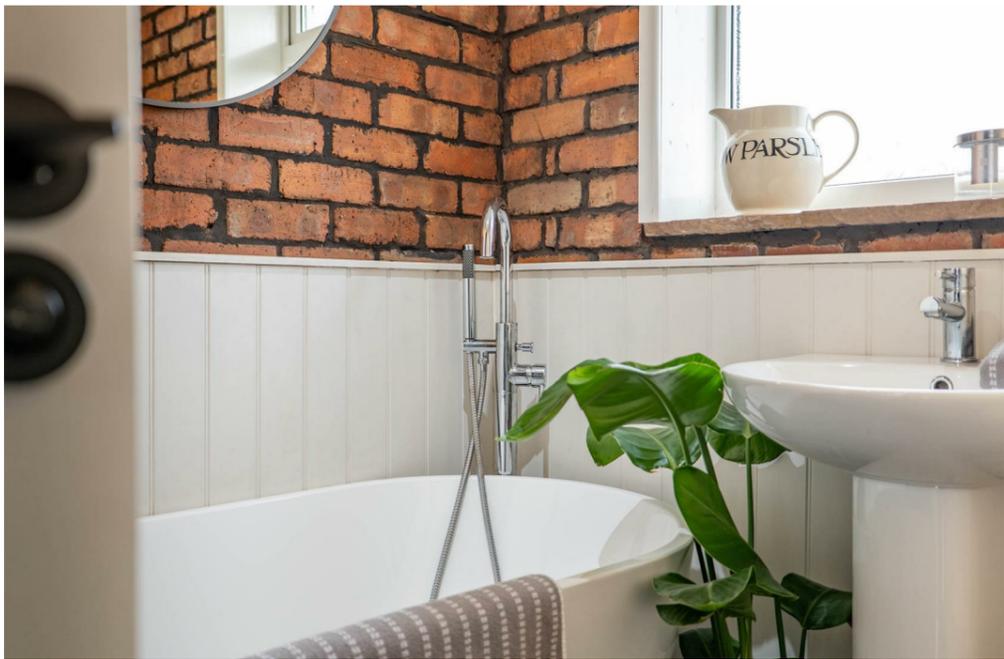




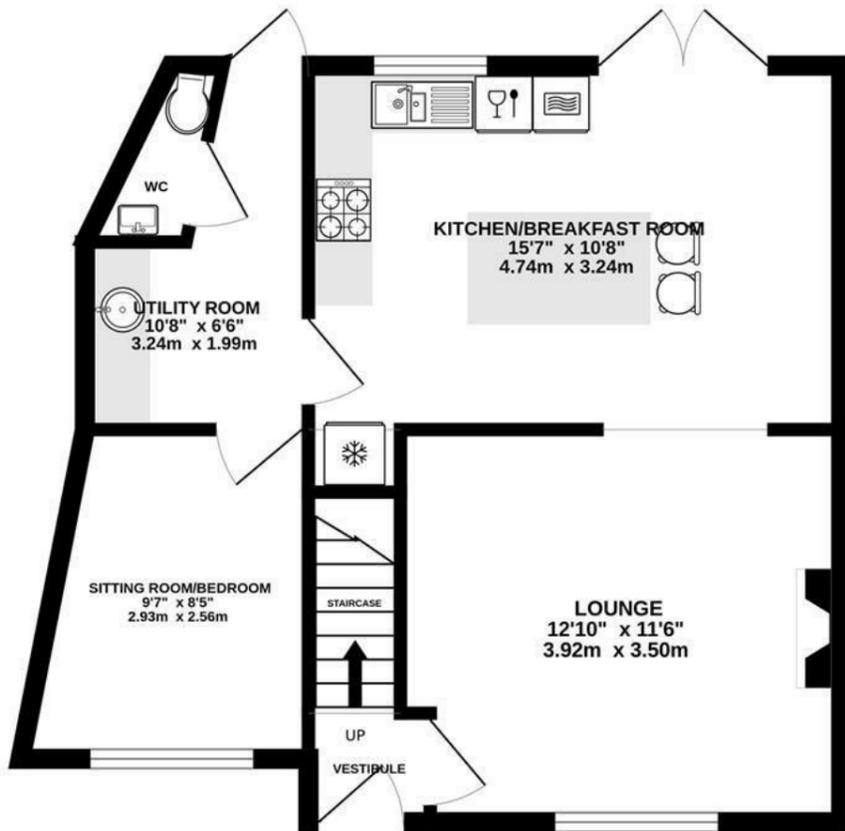




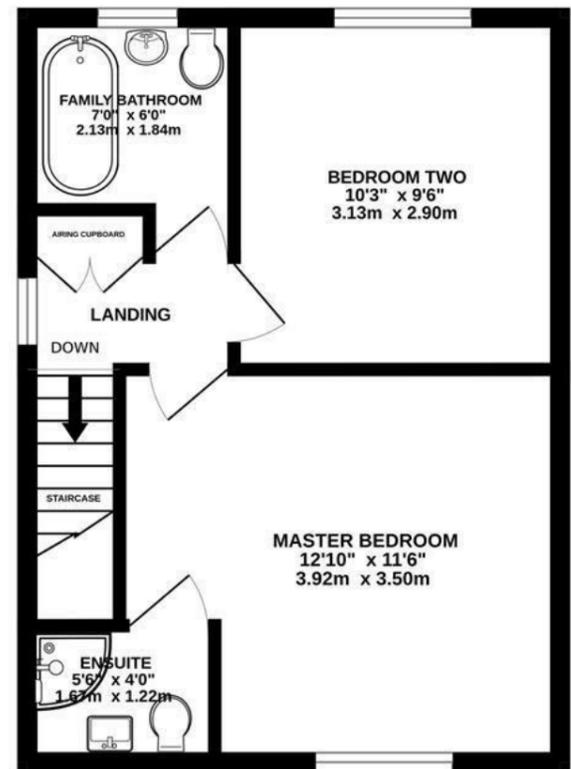




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.

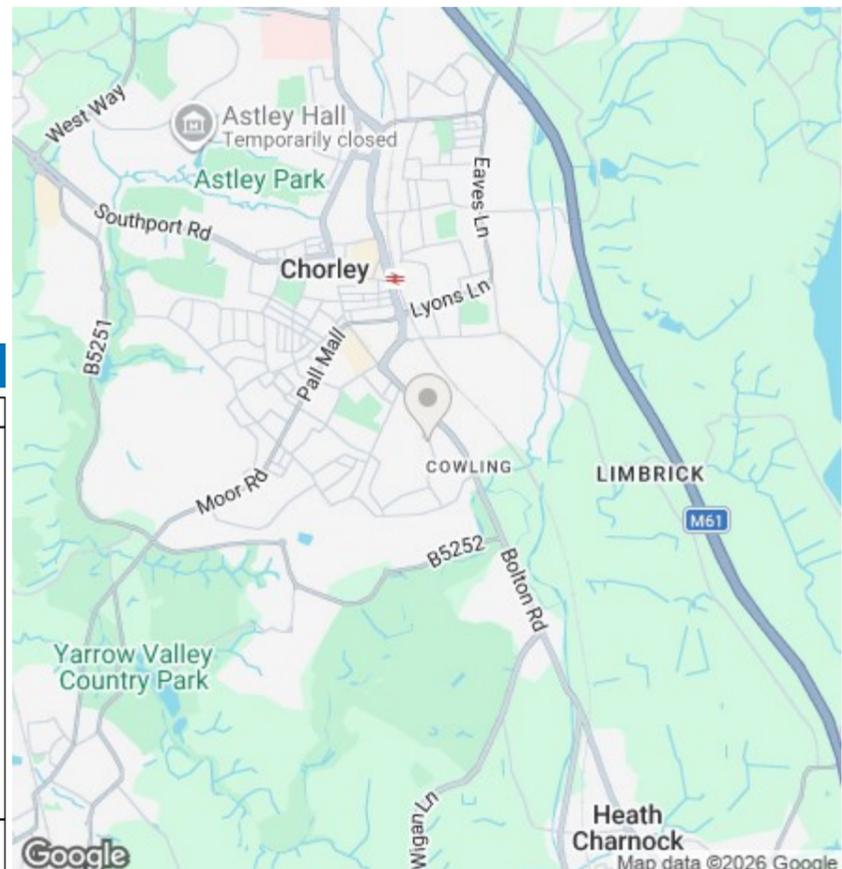


TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

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		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	