



## Collingwood Road, Chorley

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this beautiful three bedroom semi-detached home, situated on a highly sought-after road in Chorley, Lancashire. This charming property offers a perfect blend of character and modern living, making it an ideal choice for families. The home is conveniently located just a short distance from Chorley town centre, providing easy access to a wide range of shops, supermarkets, cafés, and local schools. Excellent travel links are nearby, including Chorley train station with direct routes to Manchester and Preston, as well as convenient access to the M61 and M6 motorways. There are also regular bus routes and a variety of local parks and leisure facilities within close proximity.

Upon entering the home, you are welcomed into a bright and airy reception hall with the staircase positioned ahead, setting the tone for the rest of the property. From here, you'll find access to both the lounge and dining room. The spacious front lounge benefits from a bay-fronted window that allows plenty of natural light to fill the room, along with a feature fireplace that creates a cosy focal point. Moving through to the generously sized dining room, you'll find ample space for family dining, complemented by a gas fireplace and a rear bay window with French doors that open out to the garden. The dining area flows seamlessly into the modern fitted kitchen, which offers a range of integrated appliances and a practical breakfast bar. From the kitchen, there is access to a small inner hall that provides entry to a convenient WC and the integrated garage.

To the first floor, the property offers three well-proportioned bedrooms, making it ideal for growing families. The master bedroom benefits from built-in storage, providing a practical and tidy space. The remaining bedrooms are versatile and can easily be adapted for use as children's rooms, guest accommodation, or a home office. The first floor is completed by a family bathroom, serving all bedrooms.

Externally, the property continues to impress. To the front, there is a driveway with space for up to two cars, leading to the integrated garage, along with a well-maintained front garden that enhances the home's kerb appeal. To the rear, you'll find a beautifully landscaped and secluded garden, featuring a pleasant seating area that flows onto a lawn—perfect for relaxing or entertaining. This is a wonderful opportunity to acquire a well-presented family home in a desirable location.





































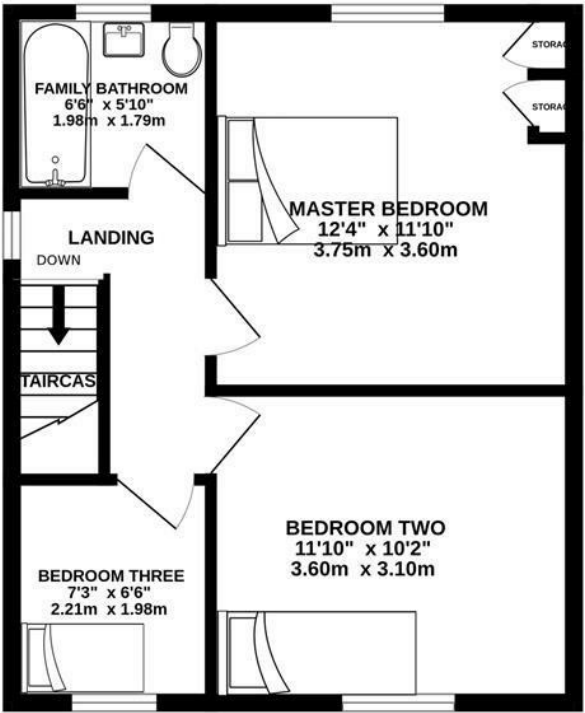
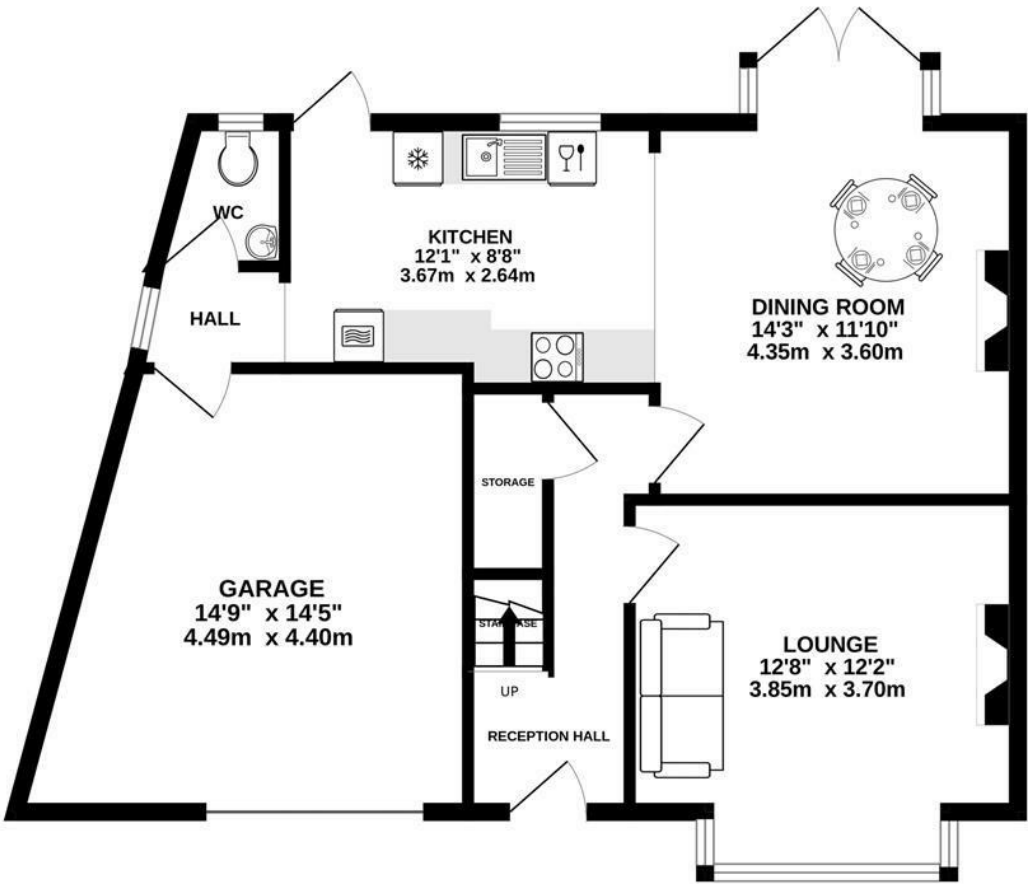






GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



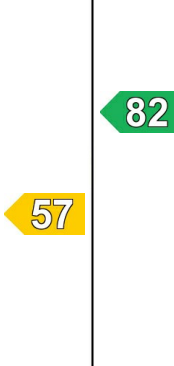
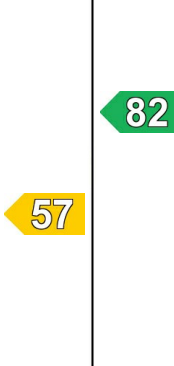
TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

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 |                                                                                     |                                                                                                                |
| England & Wales                             |                                                                                     | EU Directive<br>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  |

