BEN ROSE



Melrose Way, Chorley

Offers Over £364,995

Ben Rose Estate Agents are pleased to bring to the market this beautifully presented three-bedroom detached family home, offered with no onward chain. Situated in a highly sought-after residential area of Chorley, this spacious and versatile property would make an ideal home for couples or families, boasting generous living accommodation both inside and out. The property is conveniently located close to well-regarded local schools and supermarkets, and is just a five-minute drive from Chorley railway station. There is also easy access to the M6 and M65 motorways, making it an excellent choice for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway. To the right is the spacious lounge, featuring a charming central fireplace and large window overlooking the front aspect, allowing plenty of natural light to fill the room. Continuing through the property, you will enter the bright and modern kitchen/diner, which offers ample storage with integrated appliances and space for a family dining table. A convenient utility room, located just off the kitchen, provides additional space for freestanding appliances, with a single door leading out to the side of the property.

The kitchen/diner flows seamlessly into the family room at the rear, offering versatile additional living space which could be used as a sitting room, playroom or formal dining area. Sliding patio doors, complete with stylish bi-folding shutters, open directly onto the rear garden.

The property also offers three well-proportioned bedrooms, two of which are doubles, with the master bedroom benefiting from a private en-suite shower room. A modern five-piece family bathroom completes the internal accommodation.

Externally, to the front is a well-maintained garden alongside a private gated driveway providing off-road parking. The driveway also gives access to the attached single garage, which is equipped with power and lighting. Beyond the garage is a well-presented office space, ideal for home working or use as a hobby room, which also benefits from being connected to the property's central heating system.

To the rear is an impressively sized garden, enjoying sunshine throughout the day. The garden features a spacious paved patio, lawn and elevated decking area, alongside a greenhouse and storage shed. This generous outdoor space offers a wonderful setting for relaxing, gardening or entertaining.

Early viewing is highly recommended to fully appreciate the space, versatility and presentation this lovely home has to offer.





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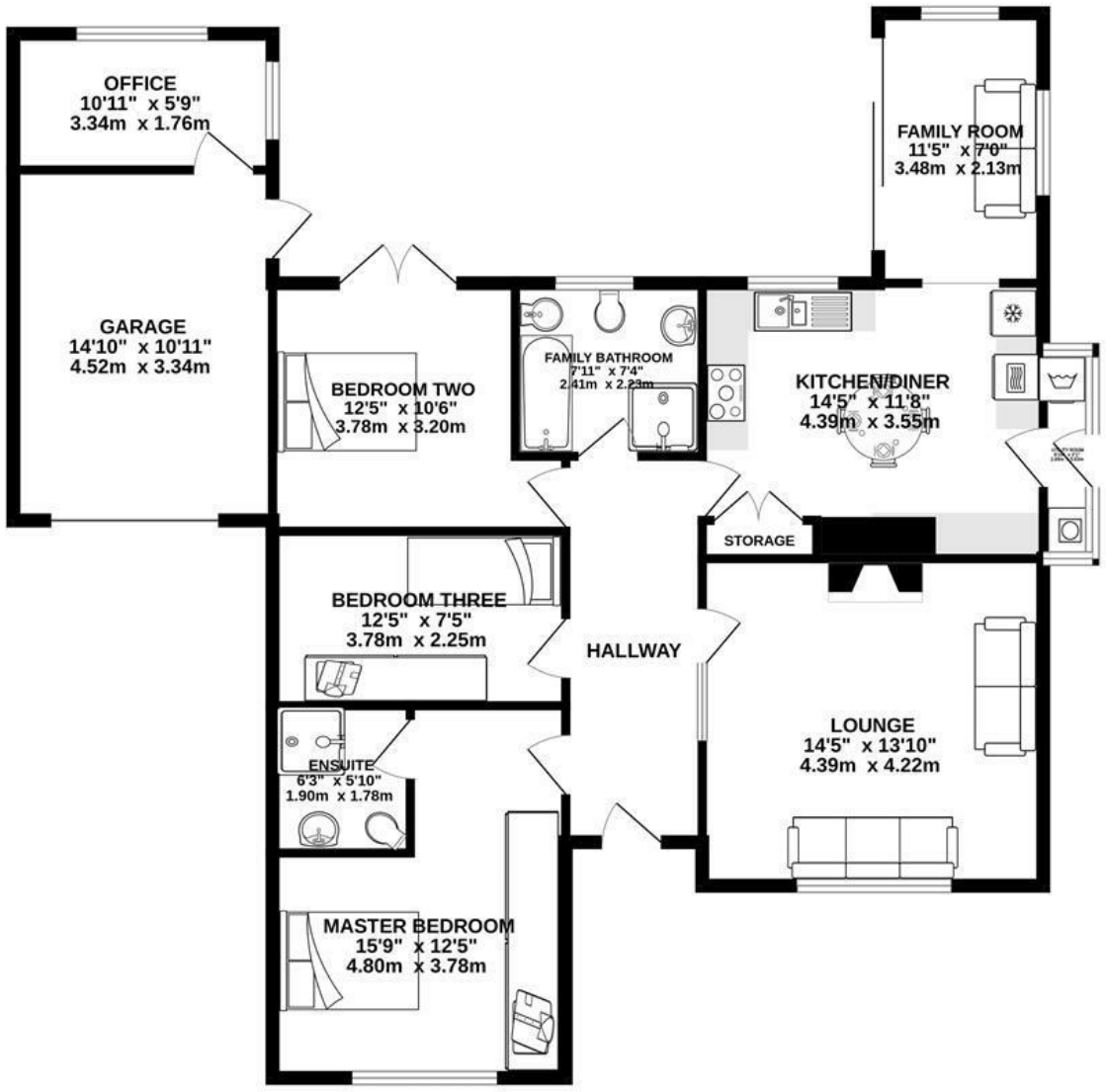
GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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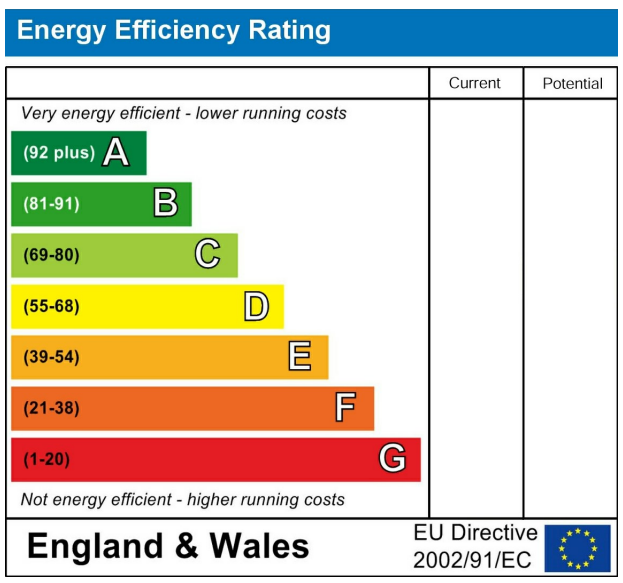

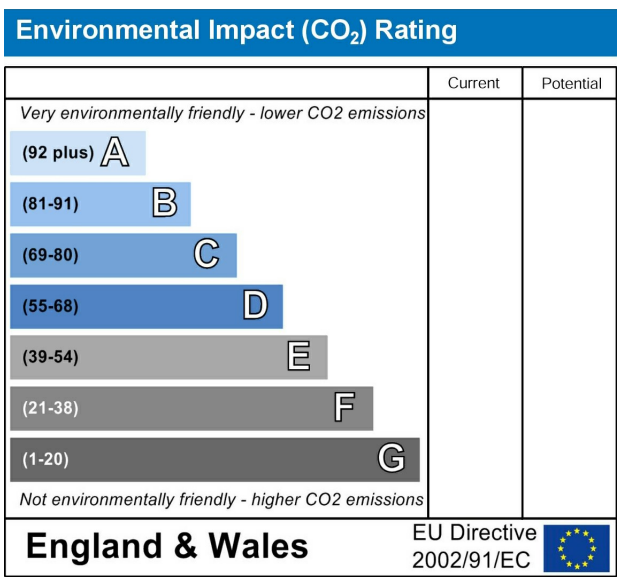

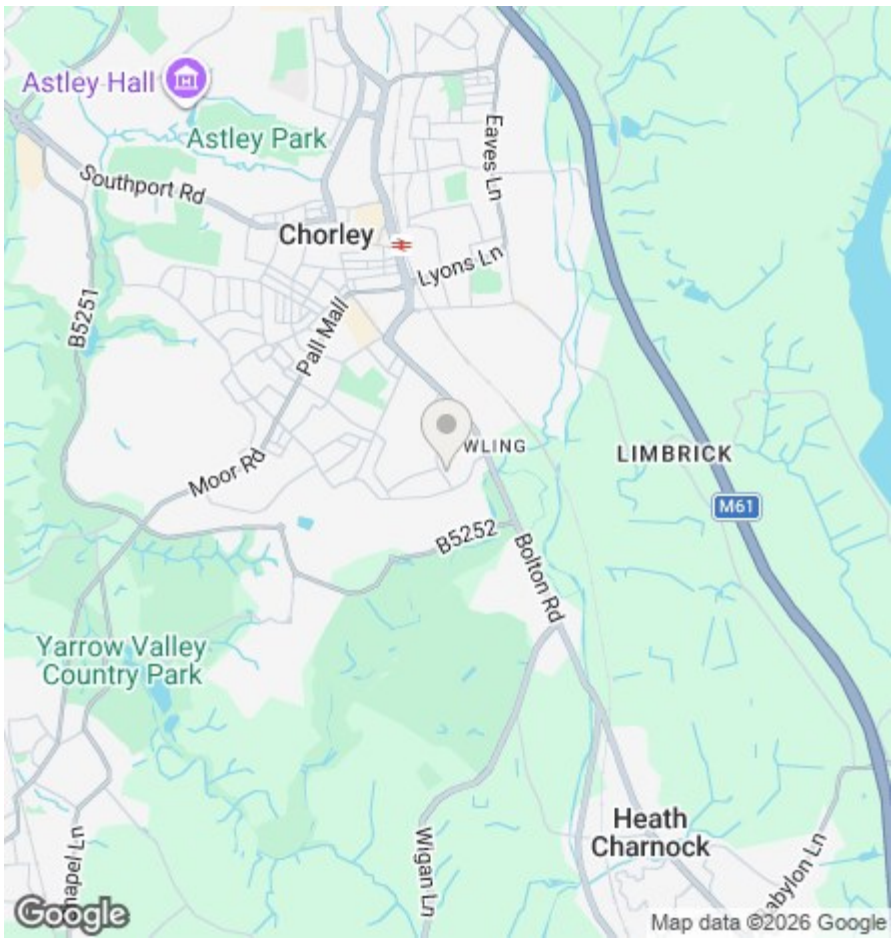

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