



## Glenisland Close, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this contemporary, three-bedroom semi-detached property set over three floors and located in a sought-after area in Chorley. The property has been decorated to a high standard throughout, offering ample space and versatile rooms. Situated near Chorley town centre, the home is conveniently close to superb local schools, shops, and amenities. The location boasts fantastic travel links via the nearby M6 and M61 motorways and is also near Duxbury Woods and Yarrow Valley National Park, perfect for outdoor enthusiasts.

Upon entering the home, you are welcomed by a spacious entrance hall providing access to all ground floor rooms. To the front lies the modern kitchen/diner, which features an abundance of wall and base units, an integrated hob/oven, dishwasher, and space for additional freestanding appliances. A large floor-to-ceiling bay window ensures ample light, with room for a four-person family dining table. Moving through, you'll find a convenient under-stair WC and a utility/cloakroom that has space for a washer/dryer.

Completing this floor and located at the rear, the stunning lounge benefits from dual-aspect windows, offering ample room for a large sofa set and furnishings, and providing access to the rear garden.

The first floor hosts two spacious double bedrooms, each designed with comfort in mind. A modern three-piece family bathroom, fully tiled and complete with a bath and an over-the-bath shower, serves this floor, with additional storage found off the landing, adds practicality to the layout.

Ascending to the second floor, you are greeted by the master bedroom, featuring skylights that fill the room with natural light. This floor also benefits from a large storage cupboard off the landing. The master bedroom comes with a modern three-piece shower room and as well as multiple fitted wardrobes, offering excellent storage solutions. Additional notable features are stainless steel towel rails in all three bathrooms.

Externally, to the front the property benefits from not being directly overlooked by neighbouring properties and has a driveway comfortably accommodating two cars off road. To the rear, the property boasts a good-sized garden that provides a secure environment for children and pets due to the quality boundary fencing. The garden also comprises of a well-maintained artificial lawn and a patio seating area, ideal for outdoor dining or social gatherings

In summary, this property combines contemporary living with a prime location, making it an ideal family home.





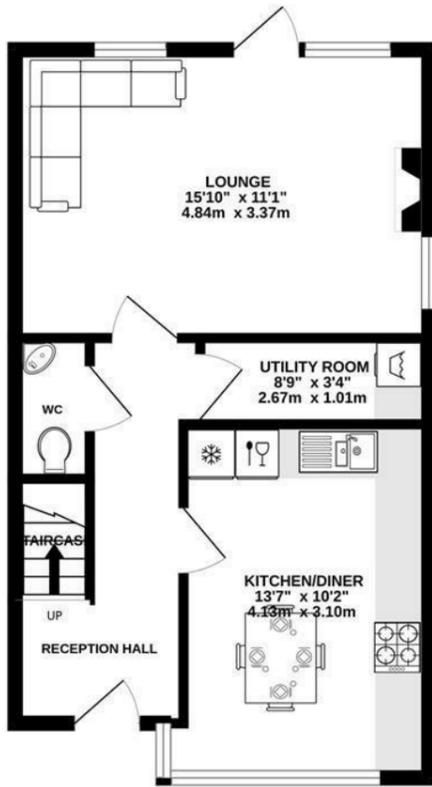




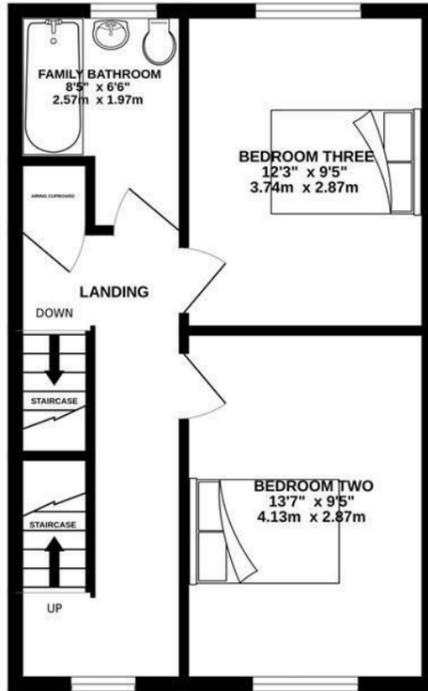




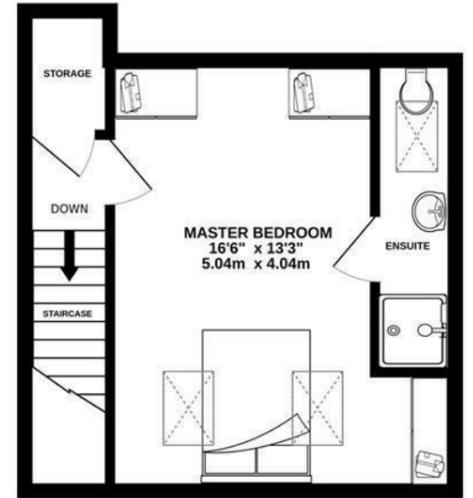
GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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