



Draperfield, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom semi-detached property, ideally located in the heart of Chorley. Situated on a peaceful cul-de-sac, the property offers close proximity to the town centre, along with excellent local schools, supermarkets, and amenities. The home also benefits from fantastic transport links to major North West towns and cities via the M6 and M61 motorways, as well as convenient access to local bus routes and railway stations, providing excellent connectivity and accessibility.

The home has been refreshed throughout, including a recently installed boiler, neutral décor, and newly fitted carpets.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, where an open staircase leads to the upper level. From here, you will find access to the modern kitchen located at the rear. The kitchen offers ample storage and includes an integrated oven and hob, with a single door leading out to the garden.

Upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front, the home boasts a private driveway providing off-road parking for multiple vehicles. To the rear is a generously sized, south-facing garden, consisting of a lawn and flagged patio, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.





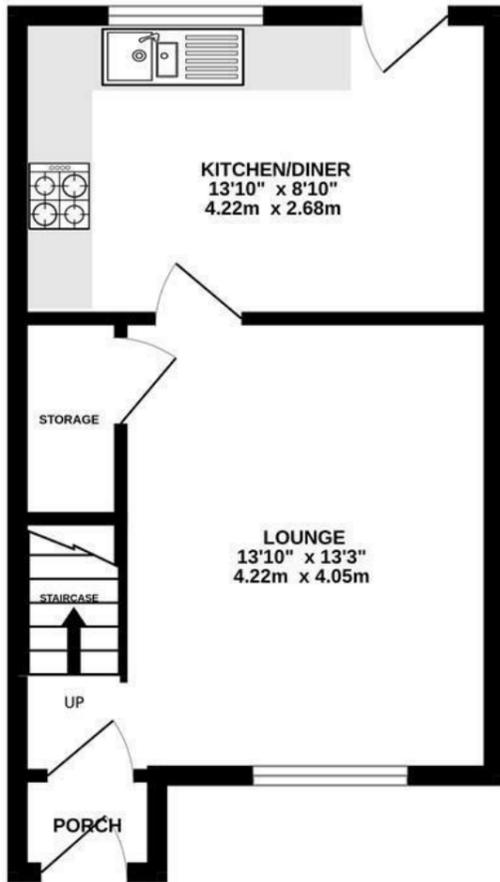




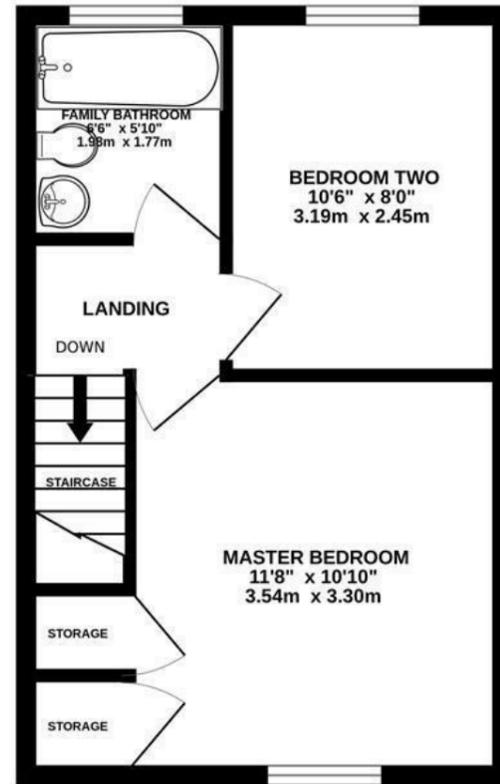




GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.

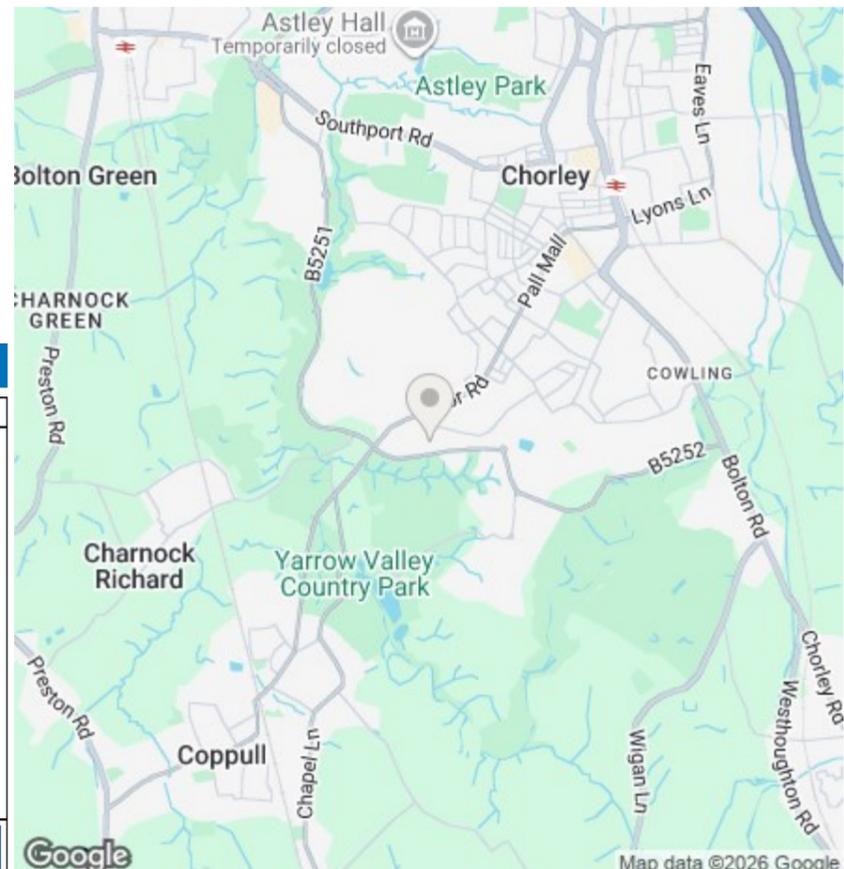


TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.

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 | | 89 |
| (69-80) C | 73 | |
| (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 | |