



## Yeadon Grove, Chorley

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, ideally situated within a well-established residential area of Chorley. This delightful home offers comfortable, well-proportioned living accommodation throughout and would be perfectly suited to couples or those looking to downsize while still enjoying generous internal space. The property enjoys a convenient location close to a variety of local shops, cafés and everyday amenities, with Chorley town centre only a short drive away offering a wider selection of retail and leisure facilities. For those who enjoy the outdoors, there are several nearby parks and scenic countryside walks to explore. The area also benefits from excellent transport connections, with Chorley Train Station providing direct links to Preston, Manchester and beyond, while the nearby M61 and M6 motorways offer straightforward access across the North West. Regular bus routes also operate locally, making travel around the area simple and convenient.

Entering the bungalow, you are welcomed into the entrance hall which provides access to all rooms within the home. At the front of the property is the dining room, a pleasant and versatile space that could also be adapted as an additional sitting room or home office if desired. Moving through, the spacious lounge provides a comfortable setting for relaxing and entertaining, centred around a feature fireplace that adds warmth and character to the room. The property offers two well-proportioned double bedrooms, both providing ample space for furnishings. Also located off the hallway is the three-piece family bathroom, which benefits from the addition of a bidet. To the rear of the home is the well-equipped kitchen, offering plenty of worktop and storage space for everyday cooking and meal preparation. Additionally, the loft is partially boarded and benefits from fold-down ladders, providing useful and easily accessible storage space.

Externally, the property continues to impress with well-maintained outdoor spaces to both the front and rear. At the front, there is a driveway providing off-road parking for multiple vehicles, along with access to the garage for additional parking or storage. A neat lawn and mature flower beds add to the property's attractive kerb appeal. To the rear, the garden has been thoughtfully maintained and features a lawn area bordered by mature flower beds, all enclosed with fencing to create a private and pleasant outdoor space ideal for relaxing or light gardening. Overall, this lovely bungalow offers comfortable living in a convenient and desirable location, making it an excellent opportunity for couples seeking a well-balanced home in Chorley.





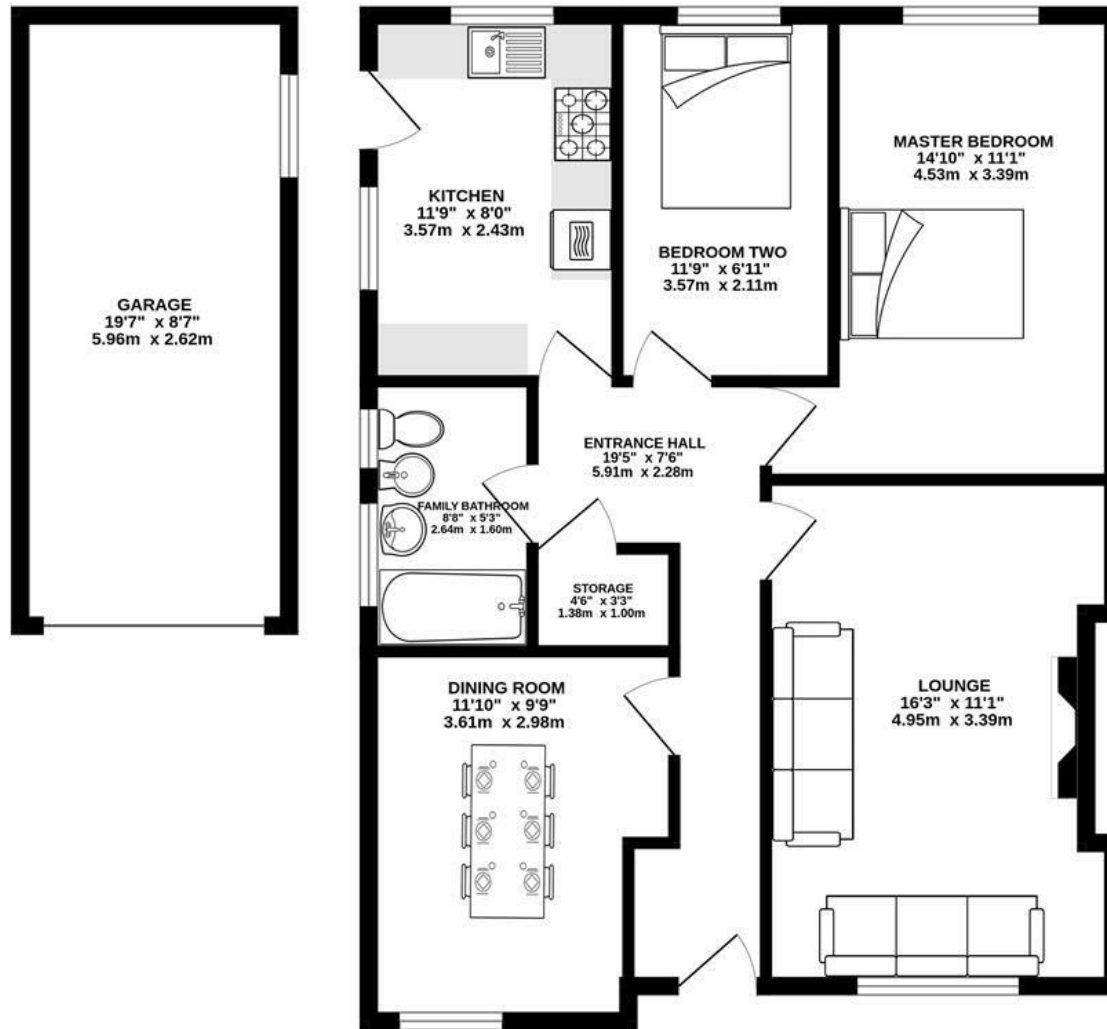








GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.

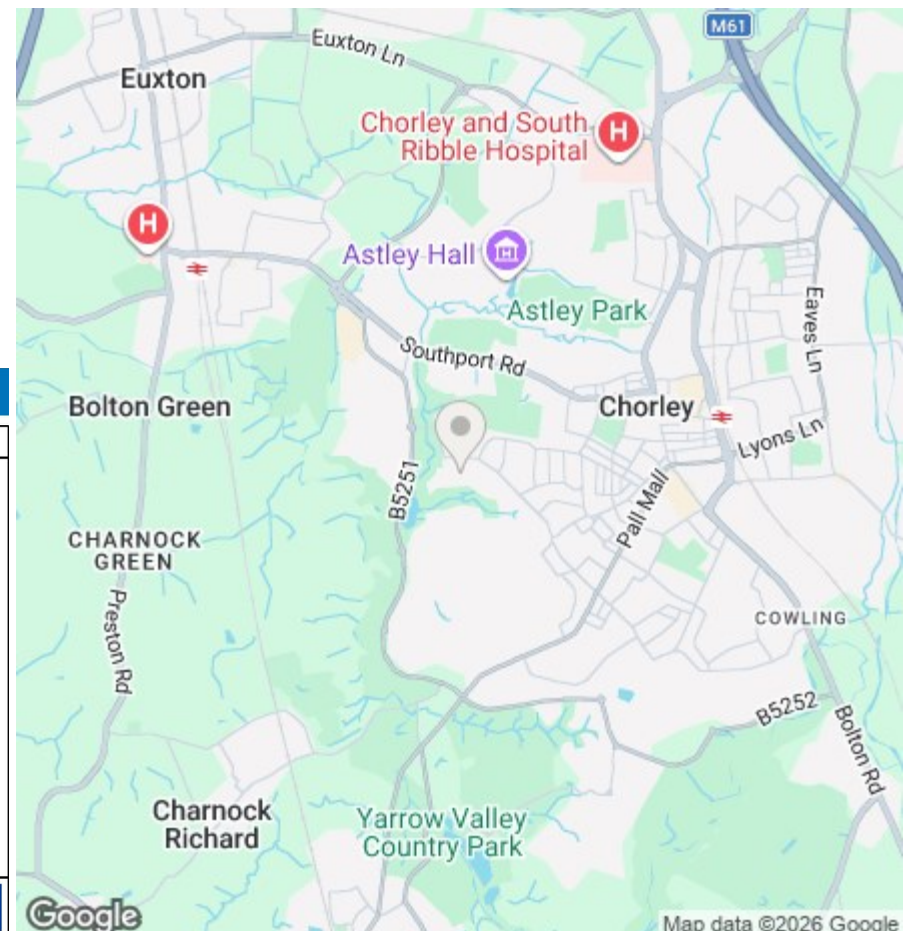


TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

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.  
Made with Metropix ©2025



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>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>66</b> | <b>74</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 |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |