



Topaz Way, Chorley

Offers Over £309,995

Ben Rose Estate Agents are pleased to present to market this spacious four bedroom detached family home, ideally located in the popular area of Chorley. The property offers generous and well-balanced accommodation, perfect for modern family living. Positioned close to excellent travel links including the M61 motorway and a nearby train station, commuting to surrounding towns and cities is both quick and convenient. A range of local amenities, bus routes and well-maintained green spaces are also within easy reach, providing a lifestyle that blends practicality with outdoor enjoyment.

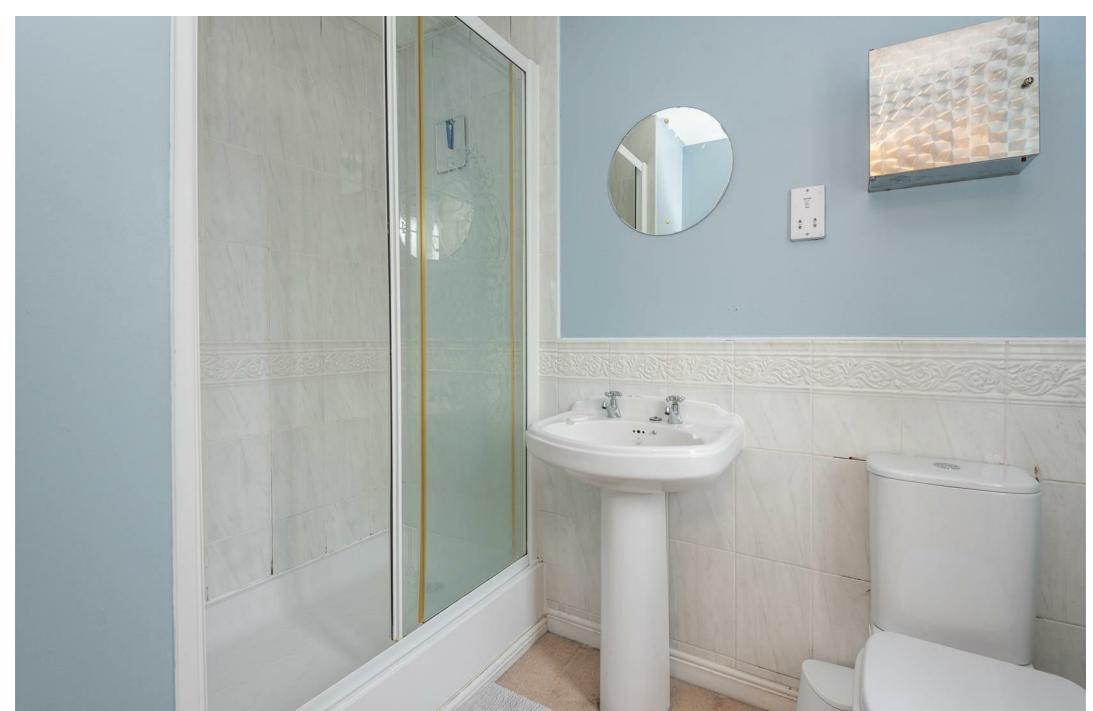
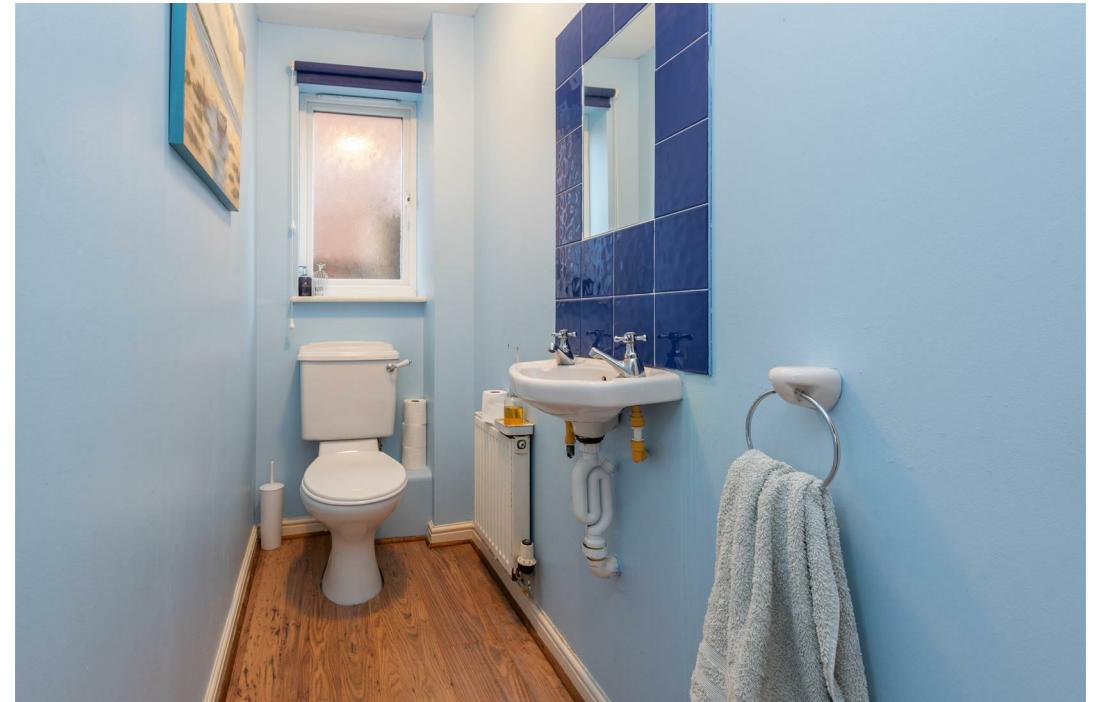
Stepping into the home, you are welcomed by a large entrance hallway which provides access to all rooms on the ground floor. To the left sits a formal dining room with a front-facing window, offering an ideal space for entertaining. Further along the hallway is a convenient ground floor WC. At the end of the hallway is the kitchen, fitted with integrated appliances including a hob and oven, alongside ample worktop space, storage and room for freestanding appliances. A door from the kitchen leads directly out to the rear garden. Also located at the rear of the property is the spacious lounge, featuring double doors that open onto the garden, creating a bright and inviting living space. Additional features include useful under-stairs storage and access to a converted storage room which was formerly part of the garage, with a further door leading through to the remaining garage space.

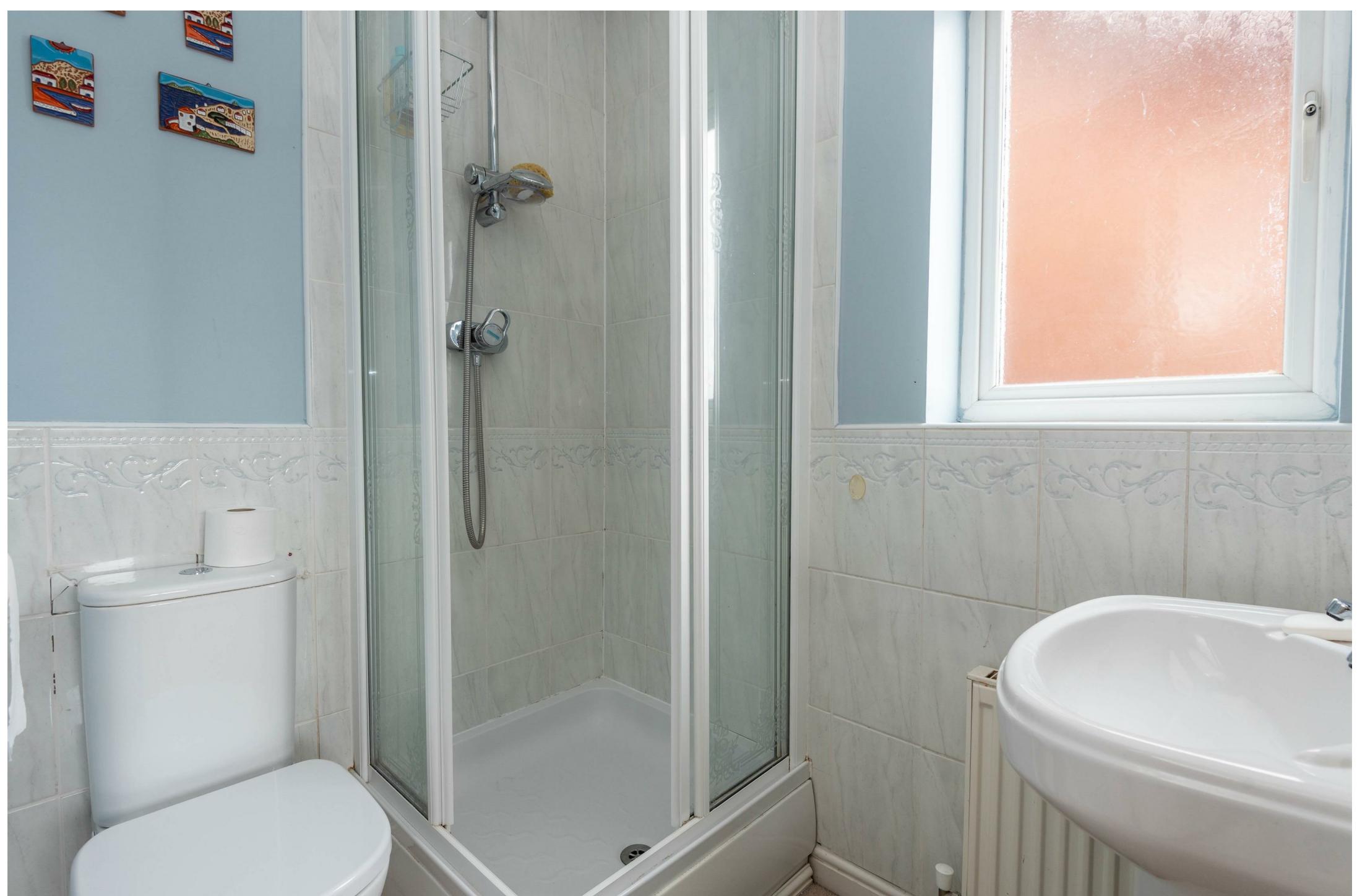
The first floor offers a generous landing with a built-in storage cupboard and access to all four bedrooms. The master bedroom is front facing and benefits from three windows, a dedicated dressing area and a modern three-piece ensuite. Bedroom two is positioned to the rear of the property and also enjoys the convenience of a three-piece ensuite. Bedrooms three and four are both well-proportioned rear-facing rooms with windows, offering flexibility for family use, guests or home working. A three-piece family bathroom completes the first floor accommodation.

Externally, the property features a front lawn and a driveway providing parking for up to two vehicles, along with a garage to the front of the house, part of which has been converted into additional storage. To the rear, the garden offers a pleasant mix of lawn and paved seating areas, ideal for outdoor dining and relaxation, with the added benefit of not being overlooked, ensuring a private and peaceful outdoor space. This well-appointed home combines space, privacy and a convenient location, making it an excellent choice for families and commuters alike.







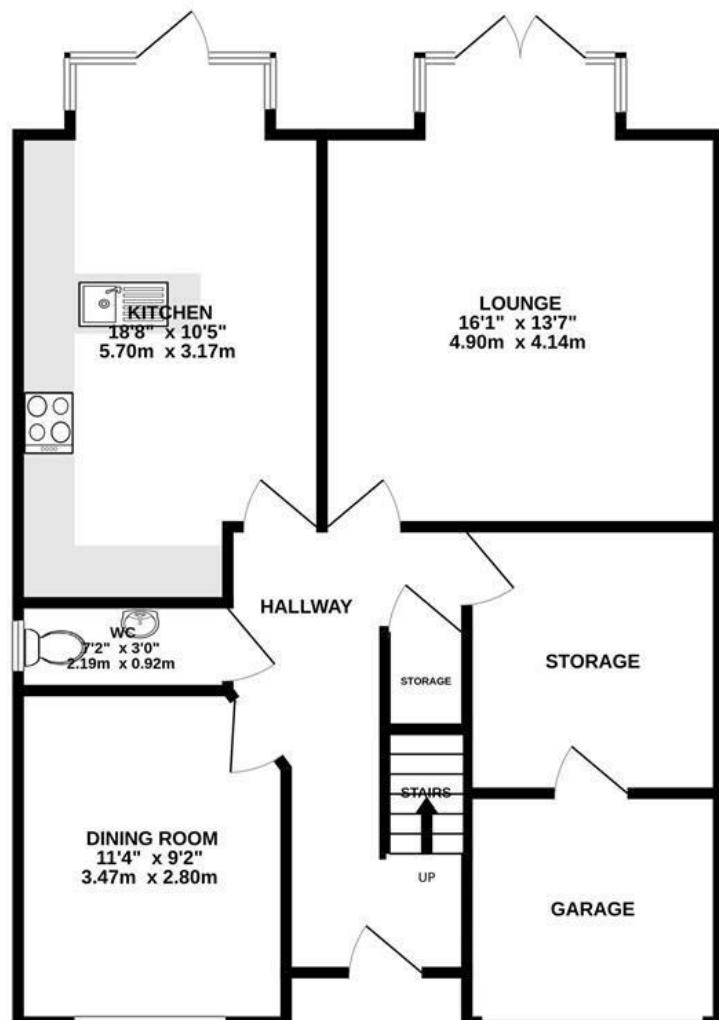




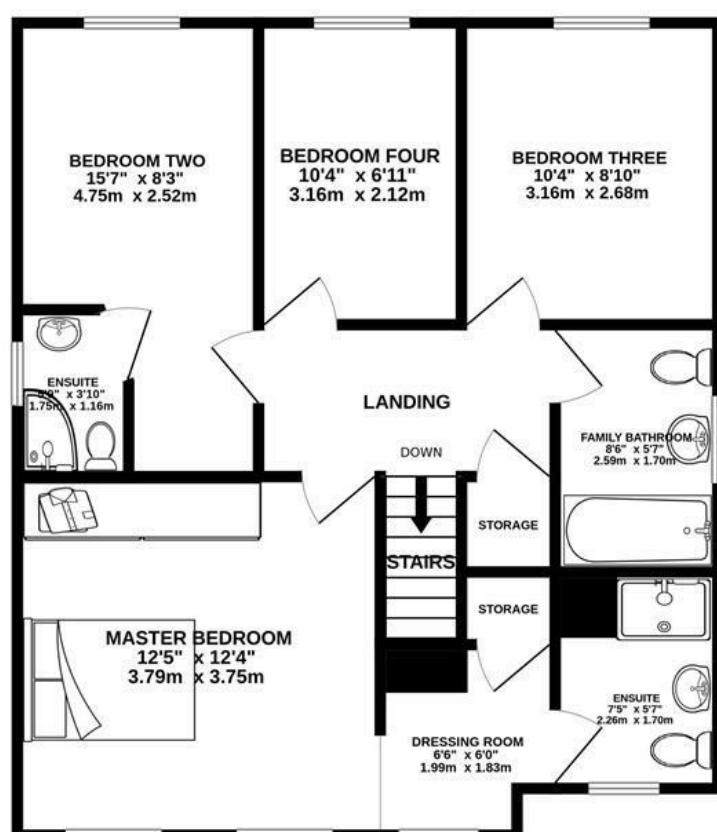


BEN ROSE

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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	74	77
(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 (CO ₂) 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	

