



## Woodside, Chorley

**Offers Over £319,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, offered with NO ONWARD CHAIN and available for the first time in over 60 years. Situated within a beautiful and highly sought-after area of Chorley, this property presents an exciting opportunity for buyers looking to create their ideal family home, offering a true blank canvas throughout. The location is ideal for families, with a range of well-regarded schools, local shops, and everyday amenities all within easy reach. Chorley town centre is just a short drive away, providing supermarkets, eateries, and leisure facilities, whilst excellent transport links include nearby bus routes, Chorley train station with direct links to Manchester and Preston, and convenient access to the M61 and M6 motorways, making commuting straightforward.

Stepping through the entrance hall, you are welcomed into the main reception hall where the staircase is positioned just off. To the front of the home is a spacious lounge, featuring a bay window that allows plenty of natural light to pour in, complemented by a charming feature fireplace. Moving through to the rear, the dining room offers a versatile space that can easily double as a family room, with sliding doors opening out onto the garden - perfect for indoor-outdoor living. This room flows seamlessly into the kitchen, which enjoys pleasant views over the rear garden and offers great potential for modernisation. Just off the dining room and situated behind the garage is a practical utility room, providing additional storage and workspace.

To the first floor, the property hosts three well-proportioned bedrooms, each offering flexibility for family living, guest accommodation, or even a home office. The accommodation is completed by a shower room, with scope for updating to suit modern tastes.

Externally, to the front of the home is a driveway with space for up to three cars, leading to an integrated garage, alongside a neatly maintained lawn bordered by hedging. The property benefits from a delightful outlook, with woodland positioned directly opposite, creating a peaceful and scenic setting. To the rear, you'll find a generous and beautifully established garden, featuring a patio seating area ideal for outdoor dining, which then opens onto a spacious lawn surrounded by mature shrubs and plants, offering both privacy and a tranquil environment.

This is a rare opportunity to acquire a long-held family home in a desirable location, brimming with potential and ready to be transformed into something truly special.









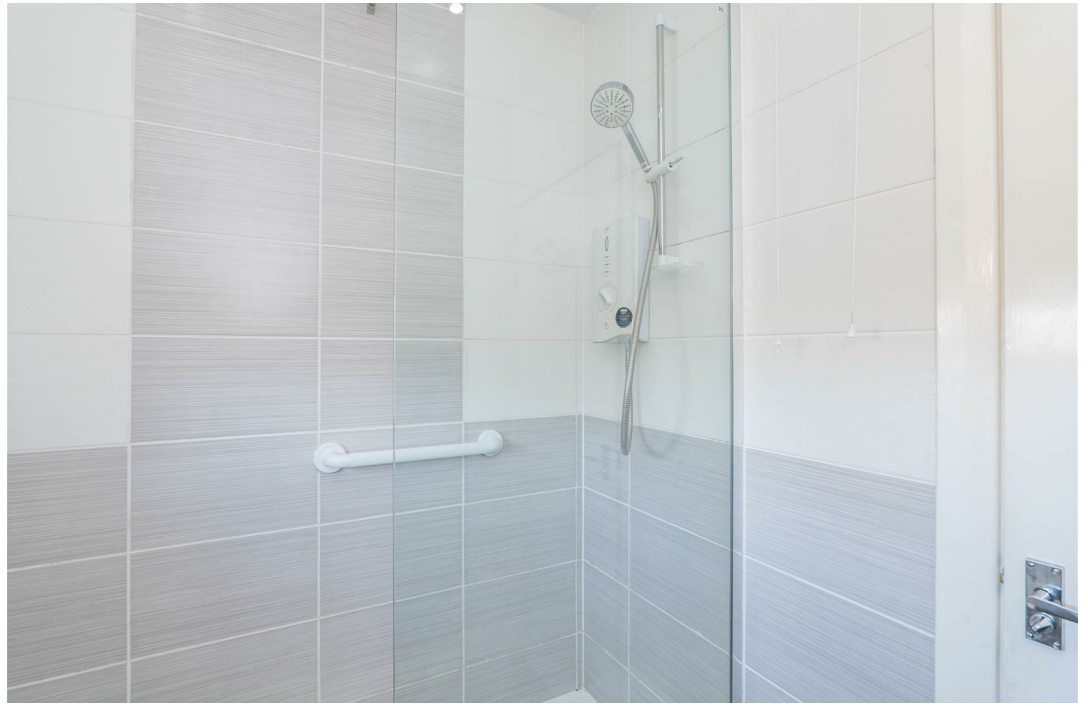




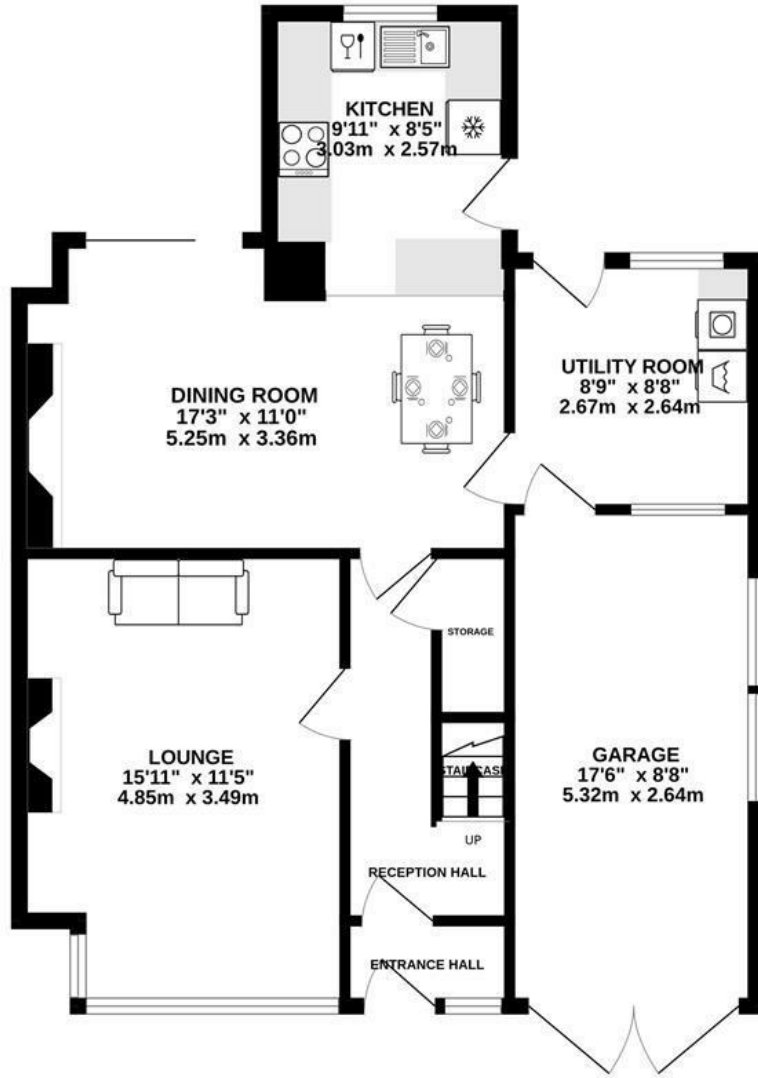




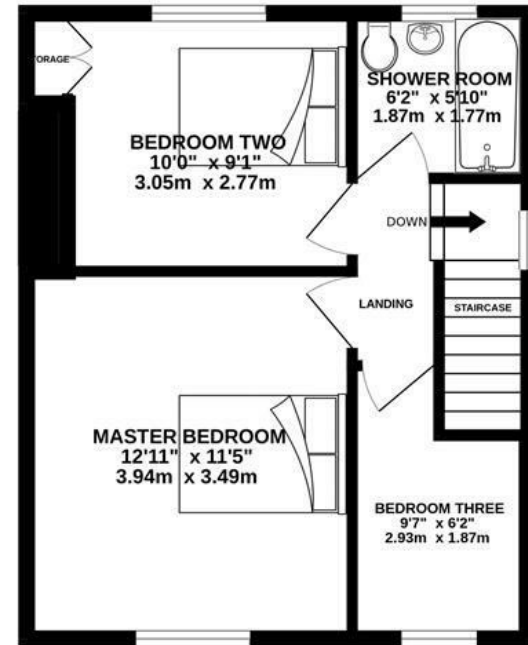




GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

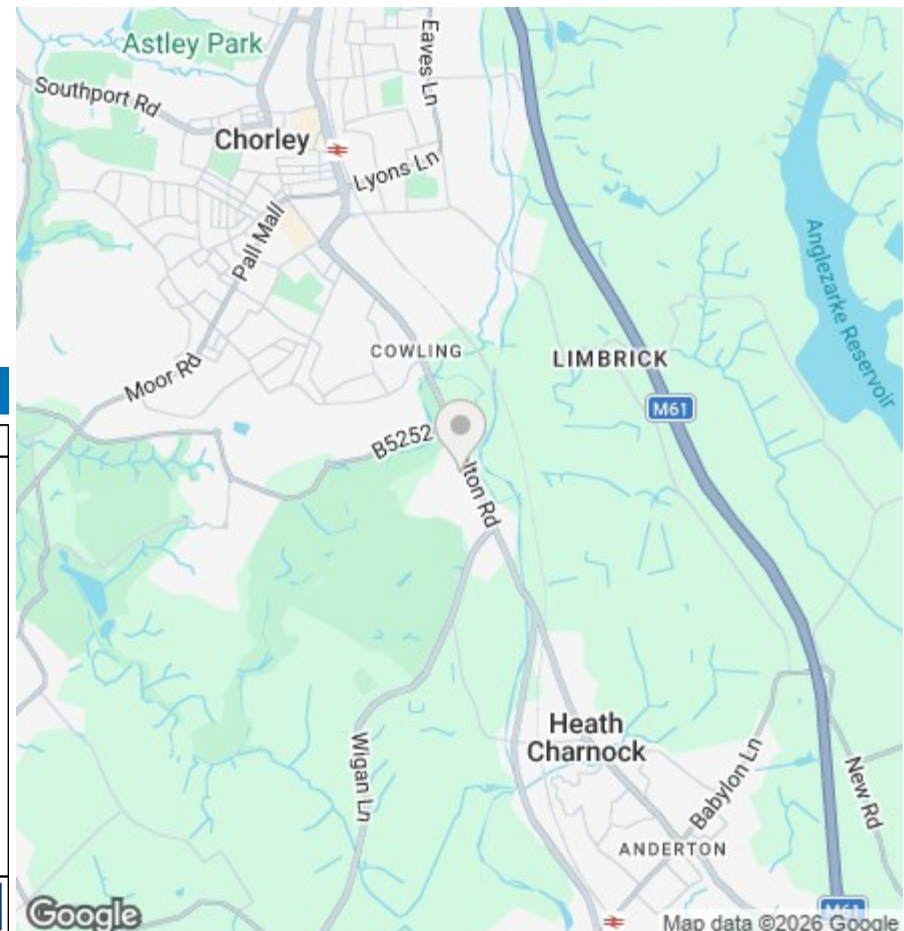


TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

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>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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