



## Ullswater Road, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom mid-terrace home, located in a popular area of Chorley. Ideally suited to families and first-time buyers, this well-presented property offers generous living space across two floors. The home is conveniently situated within walking distance of Chorley town centre, which boasts a variety of local shops, supermarkets, restaurants, bars, and schools. Excellent transport links are nearby, including rail services to Preston and Manchester, frequent bus routes to Bolton and Preston, and easy access to the M6 and M61 motorways, making this an ideal spot for commuters. Neighbouring areas such as Leyland and Standish are also close at hand, offering further amenities and leisure facilities.

Stepping inside, you are welcomed by an entrance hall that provides access to the main living areas. To the front of the property is a bright dining room, perfectly positioned for family meals or entertaining guests. Towards the rear lies the fitted kitchen, offering ample storage and worktop space. The spacious lounge overlooks the rear garden and is a comfortable setting for relaxing, with plenty of natural light flowing through.

Moving to the first floor, the property features four generously sized bedrooms. The master bedroom is particularly large, providing a relaxing retreat, while bedroom two is light and airy. Bedroom three accommodates a double bed, and the fourth bedroom offers versatility, ideal for use as a single room, nursery, or home office. A modern three-piece family bathroom completes the upstairs accommodation.

Externally, the home is set back from the road with a long driveway providing off-road parking for two vehicles. To the rear, the private garden, featuring a paved patio area perfect for outdoor dining, alongside mature plants and trees that add charm and privacy.

This is a fantastic opportunity to purchase a spacious family home in a highly convenient location





















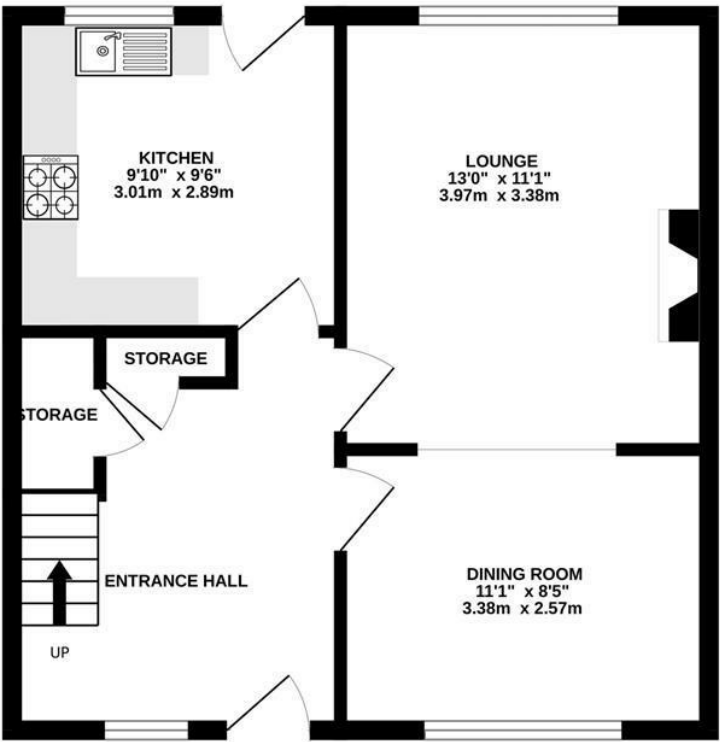




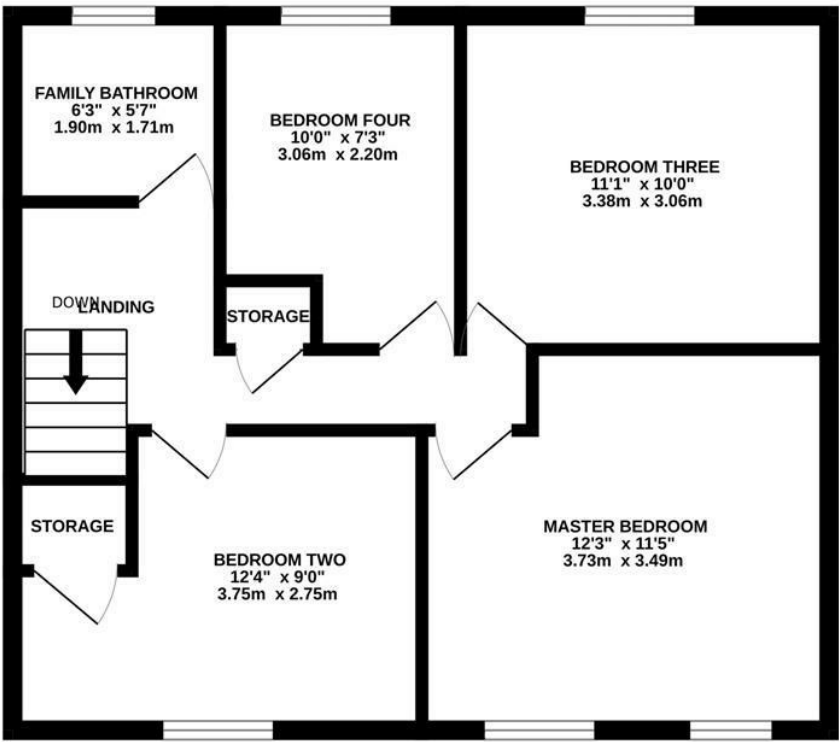


# BEN ROSE

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (48.9 sq.m.) approx.




TOTAL FLOOR AREA : 971 sq.ft. (90.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 