



Glenisland Close, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this contemporary three-bedroom semi-detached home, set over three floors and located in a sought-after area of Chorley. Presented to a high standard throughout, the property offers comfortable and versatile living space, making it ideal for families. Situated close to Chorley town centre, the home benefits from excellent access to a range of local amenities, including well-regarded schools, shops, and leisure facilities. The location also boasts fantastic travel links via the nearby M6 and M61 motorways. For those who enjoy the outdoors, both Duxbury Woods and Yarrow Valley Country Park are within easy reach, offering picturesque walking trails and green spaces.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the bright, contemporary kitchen, featuring a full-width front window that allows an abundance of natural light to fill the space. The sleek fitted kitchen offers ample storage, along with integrated appliances including an oven, hob, and dishwasher, as well as a convenient breakfast bar with seating for four. Continuing through, you will enter the spacious lounge, which benefits from dual aspect windows and a large patio door opening out to the rear garden. Completing the ground floor is a practical utility room and a separate WC, both conveniently located off the entrance hall.

Moving to the first floor, you will find two well-proportioned double bedrooms, along with a modern three-piece family bathroom featuring an over-the-bath shower.

The second floor is dedicated to the impressive master suite, which benefits from integrated storage and a private ensuite shower room.

Externally, the home offers a private driveway to the front, providing off-road parking. To the rear is a generously sized, low-maintenance garden, featuring a faux lawn and flagged patio - perfect for relaxing, entertaining, or family use.

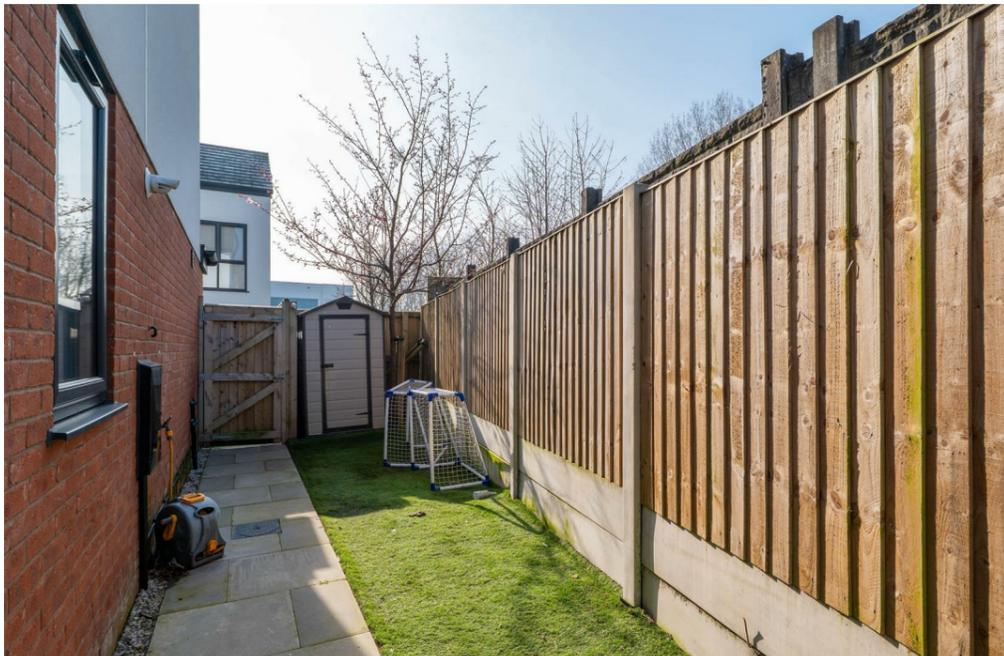






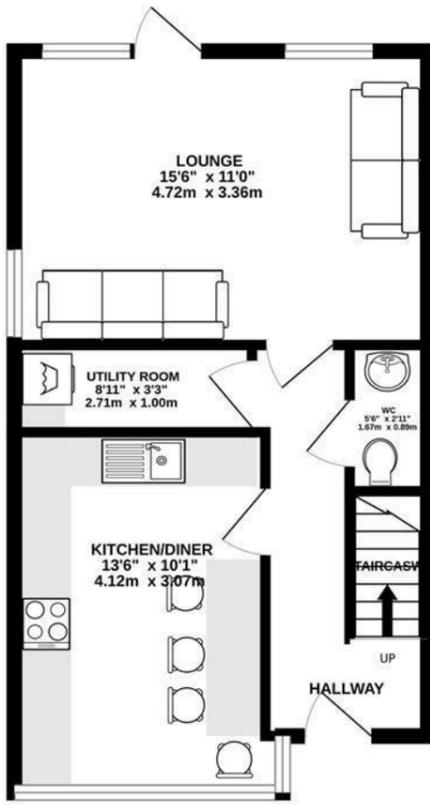




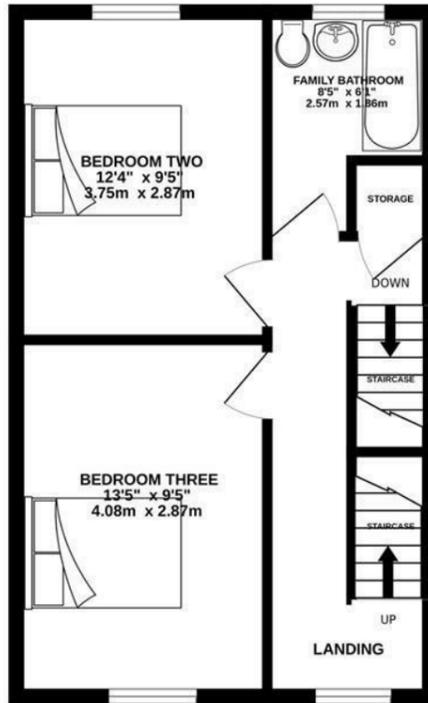


BEN ROSE

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.

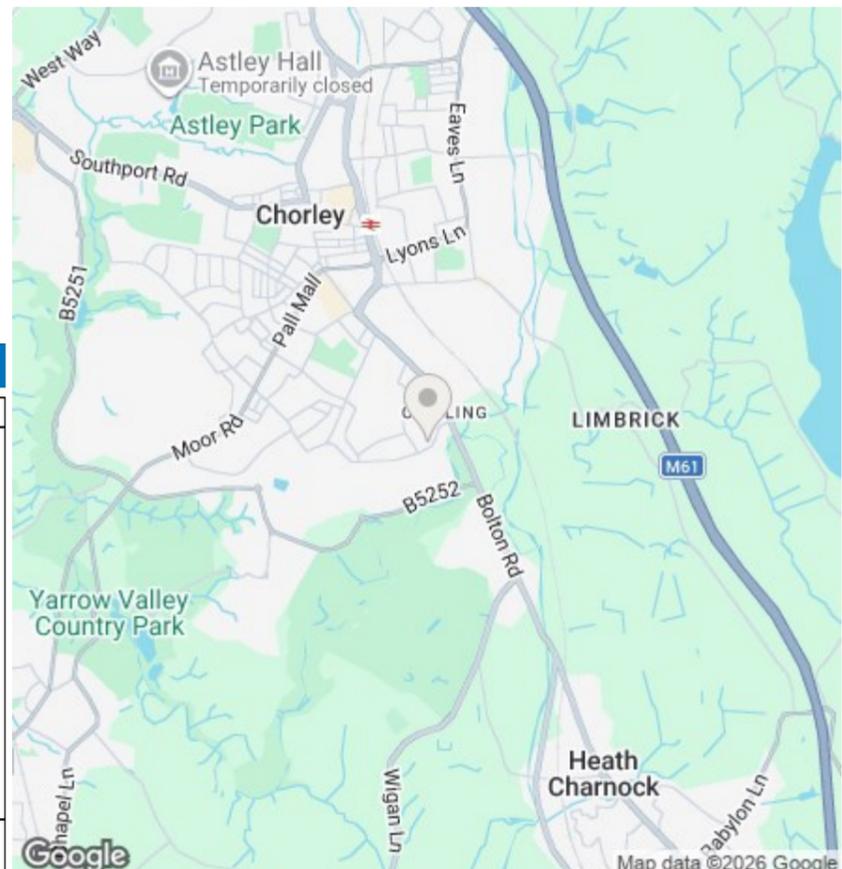


TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(69-80) C		
(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	