



Collingwood Road, Chorley

Offers Over £224,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached family home, situated in a popular and well-connected area of Chorley, Lancashire. The property is ideally positioned close to a range of local amenities, with shops, schools, and everyday conveniences all within easy reach. Excellent transport links are also available, with nearby bus routes providing convenient access to Chorley town centre, while Chorley Train Station offers direct rail connections to Preston, Manchester, and beyond. The M61, M6, and M65 motorway networks are also easily accessible, making commuting throughout the North West straightforward.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a central fireplace and large window overlooking the front aspect. The lounge flows seamlessly into the open-plan kitchen/diner. The modern fitted kitchen offers ample storage and space for freestanding appliances, while the dining area provides ample room for a family dining table, with double patio doors opening onto the rear garden. Completing this level is the modern three-piece family bathroom with an over-the-bath shower.

Moving upstairs, you will find three well-proportioned bedrooms.

Externally, the home benefits from a newly installed paved driveway to the front and side, providing off-road parking for multiple vehicles. To the rear is a generously sized garden featuring a well-maintained lawn and flagged patio area, complemented by established borders and planting to create a lovely outdoor space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







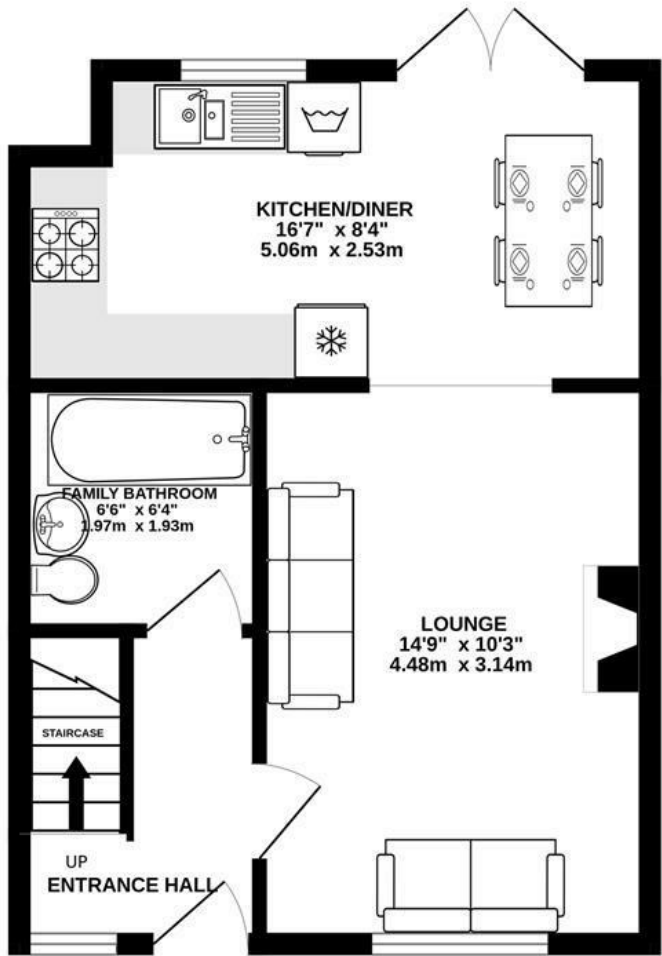




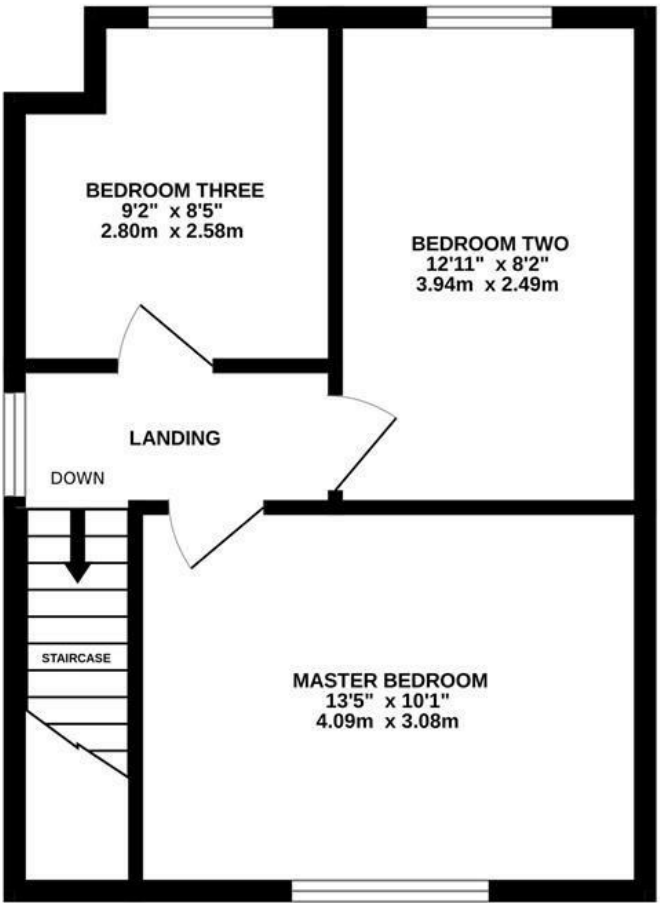


BEN ROSE

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	72
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	

