



## Triumph Avenue, Chorley

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this well-proportioned, four bedroom semi detached property, thoughtfully set over three floors and ideally suited to growing families. Situated in a popular residential area of Chorley, this home offers generous living accommodation combined with a practical layout that adapts well to modern family life. The location is particularly convenient, with Chorley town centre close by providing a wide range of shops, supermarkets, cafes and leisure facilities. Excellent transport links are within easy reach, including Chorley and Buckshaw Parkway train stations offering regular services to Preston, Manchester and beyond, along with reliable bus routes and swift access to the M61 and M6 motorways. The area is also well regarded for local schools, green spaces such as Astley Park, and nearby towns and cities including Preston and Leyland.

Upon entering the property, the welcoming reception hall immediately sets the tone, with the staircase rising to the first floor and access to the main ground floor rooms. Positioned to the front of the home is the modern fitted kitchen, featuring an integrated oven and a bay-fronted window that allows plenty of natural light to flow through the space. To the rear, the open plan lounge and dining area provides a fantastic family hub, comfortably accommodating a corner sofa alongside a family-sized dining table. French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living, ideal for entertaining or everyday family use. Completing the ground floor is a convenient WC.

The first floor hosts three of the four bedrooms, offering flexible accommodation for children, guests or home working. Two of these bedrooms are generous doubles, while the third makes an ideal nursery or study. Serving this floor is a well-presented, three-piece family bathroom, complete with an over-the-bath shower, providing practical and comfortable facilities for family living.

Occupying the entire second floor is the impressive master suite, creating a private retreat away from the main living areas. This spacious bedroom benefits from integrated wardrobes and additional storage, a separate dressing room, and a modern three-piece en-suite shower room, making it an ideal sanctuary for homeowners seeking both comfort and privacy.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for up to two vehicles, which leads down the side of the home to a detached single garage positioned at the rear. The rear garden is both private and well designed, set over two levels to maximise space and usability. The lower level is laid to lawn, while steps lead up to a further lawned area complemented by a decked seating space, perfect for outdoor dining and relaxation.

Overall, this is a versatile and well-located family home, offering generous accommodation, excellent transport links and a pleasant outdoor setting in one of Chorley's most convenient residential areas.





































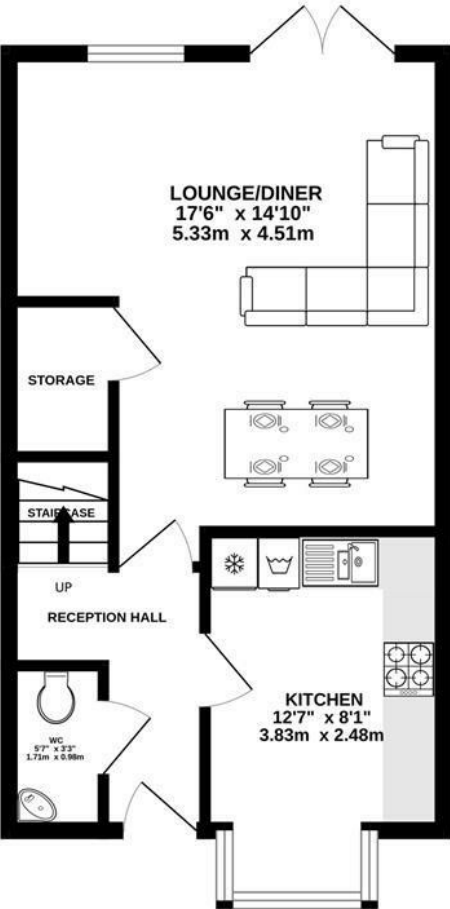




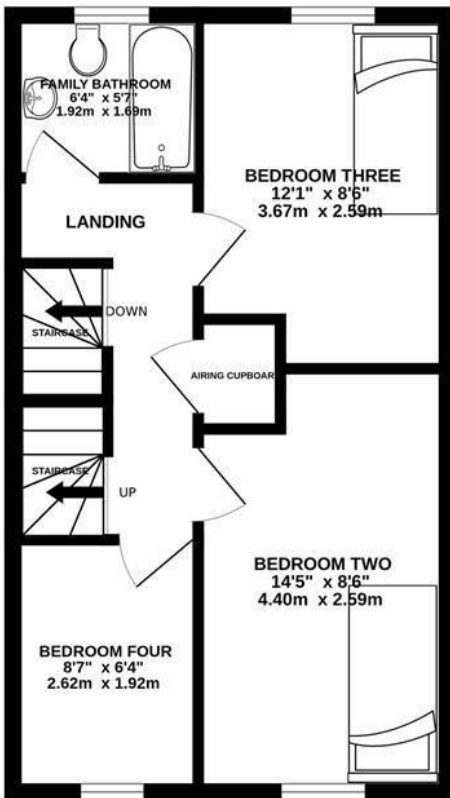


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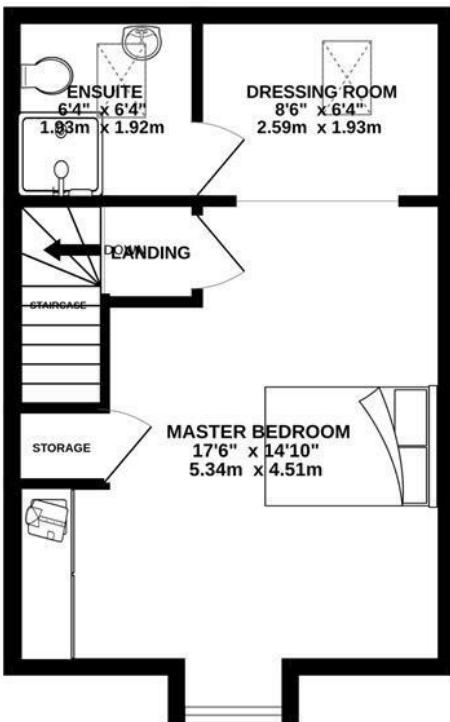
GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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 |                         |           |
|                                             | 80                      | 84        |
| 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 |           |

