



## Pilling Lane, Chorley

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, which is Chain Free and ideally situated in a convenient area of Chorley, Lancashire. This charming property offers a spacious and versatile layout, perfect for first-time buyers and growing families alike. Positioned just a short distance from Chorley town centre, the home benefits from easy access to a wide range of shops, supermarkets, schools, and leisure facilities. Excellent transport links are also close by, including Chorley train station providing direct routes to Manchester and Preston, as well as convenient access to the M61 and M6 motorways, making it ideal for commuters.

Upon entering the property, you are welcomed into a reception hall with the staircase positioned ahead and access into the main lounge. The lounge is generously sized and features a cosy multi-fuel burner, creating a warm and inviting living space. This room opens seamlessly into the dining/family room at the rear, offering a versatile area perfect for entertaining or relaxing while enjoying views over the garden. The ground floor continues into a spacious kitchen, forming a largely open plan layout. The kitchen provides ample worktop space and storage, including a useful cupboard located under the stairs.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, suitable for a growing family or those needing additional space for a home office. The accommodation is completed by a family bathroom fitted with an over-the-bath shower, alongside a separate WC for added convenience.

Externally, the property benefits from a gated driveway to the front, providing off-road parking for up to two vehicles, along with a neat lawned garden. To the rear, you'll find a private and secluded garden that backs onto established hedging, offering a peaceful outdoor retreat. The garden features multiple seating areas and a well-maintained lawn, ideal for both relaxing and entertaining. This is a fantastic opportunity to acquire a lovely home in a sought-after and well-connected location.





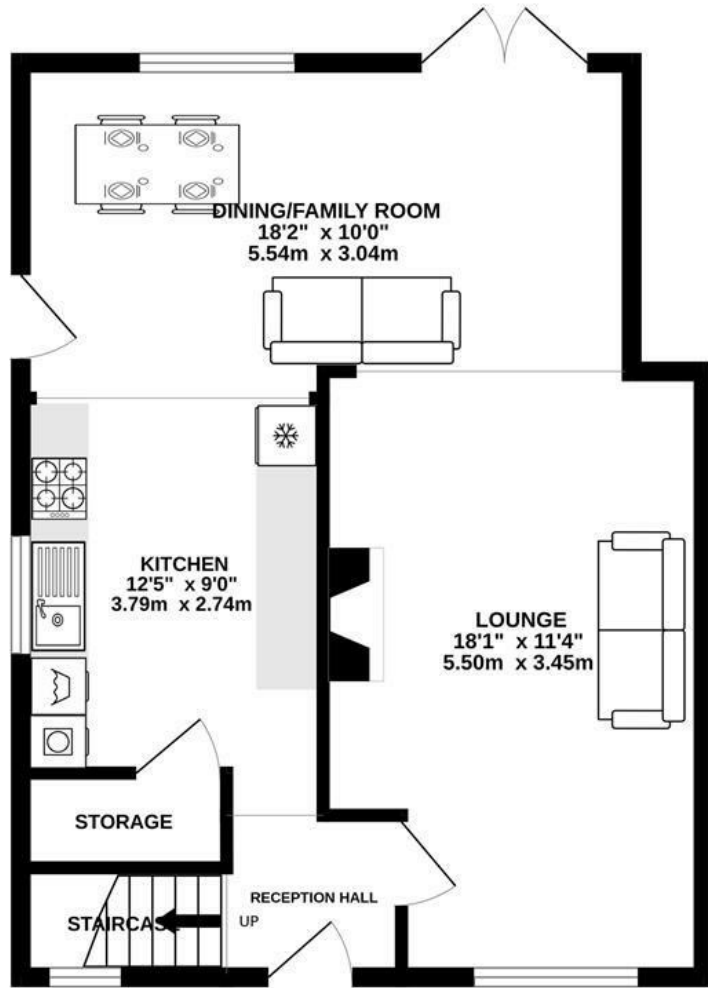




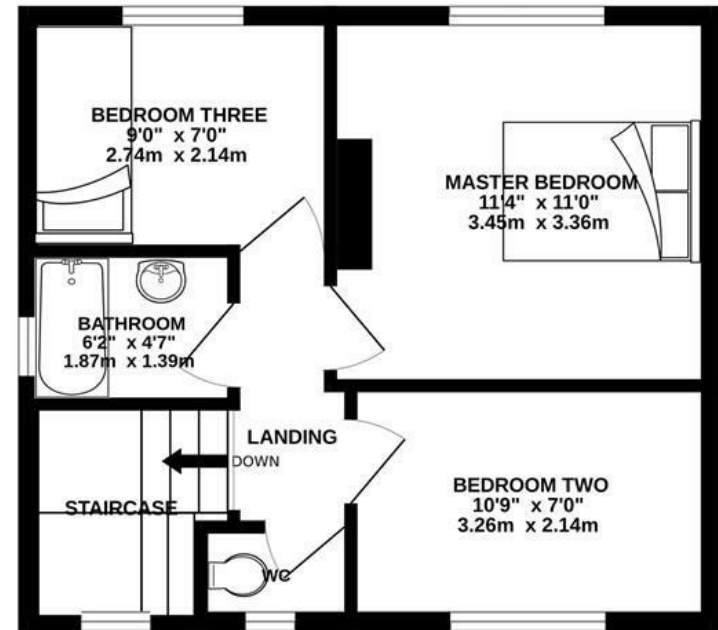




GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.

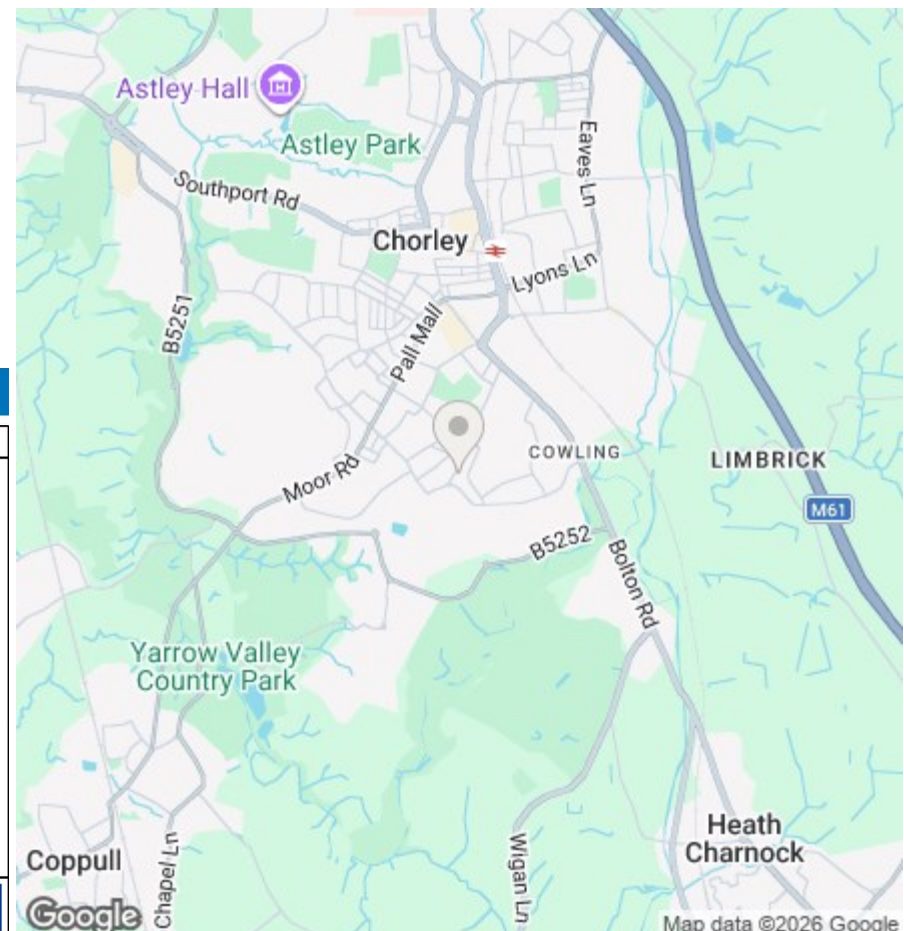


TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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	

70 76

### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	