BEN ROSE



Copperfield Vale, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom detached home, situated in a popular residential area of Chorley, Lancashire. This versatile property is ideal for families, couples and first-time buyers, offering spacious accommodation set across three floors. Located just a short distance from Chorley town centre, the home benefits from easy access to a wide range of local shops, supermarkets, restaurants, pubs and reputable schools. Excellent travel links are close by, including a convenient rail service with routes to Preston and Manchester, as well as superb bus connections to Preston, Blackburn and Wigan. The M6 and M61 motorways are also within easy reach, making this an ideal location for commuters.

Upon entering the property, you are welcomed into an entrance hall with a convenient WC. To the front, you will find a spacious lounge, perfect for relaxing or entertaining. Moving towards the rear, the kitchen dining room features a fitted kitchen with ample worktop and storage space, while the dining area enjoys French doors that open out to the garden, allowing for plenty of natural light and easy indoor-outdoor living.

The first floor comprises two double bedrooms and a further single bedroom, which could also serve as a home office or nursery. All rooms are well-proportioned and versatile to suit a variety of needs. Completing this floor is a modern, fully tiled family shower room. Occupying the entire second floor is the impressive master bedroom, boasting dual aspect windows that create a bright and airy space, along with the added benefit of a private ensuite shower room.

Externally, the property features a gravel driveway to the front, providing off-road parking for up to two vehicles. To the rear, there is a private garden with high fencing, mainly laid to lawn, along with a lower-level wooden decking area ideal for outdoor seating. This is a fantastic opportunity to acquire a comfortable and well-located home.





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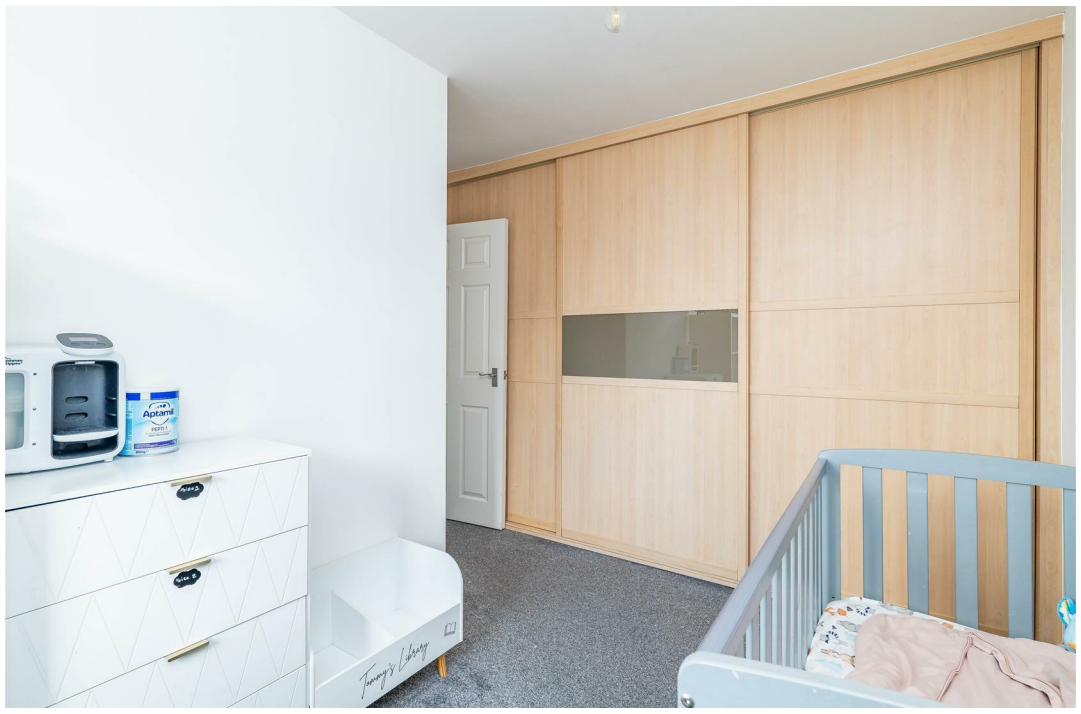


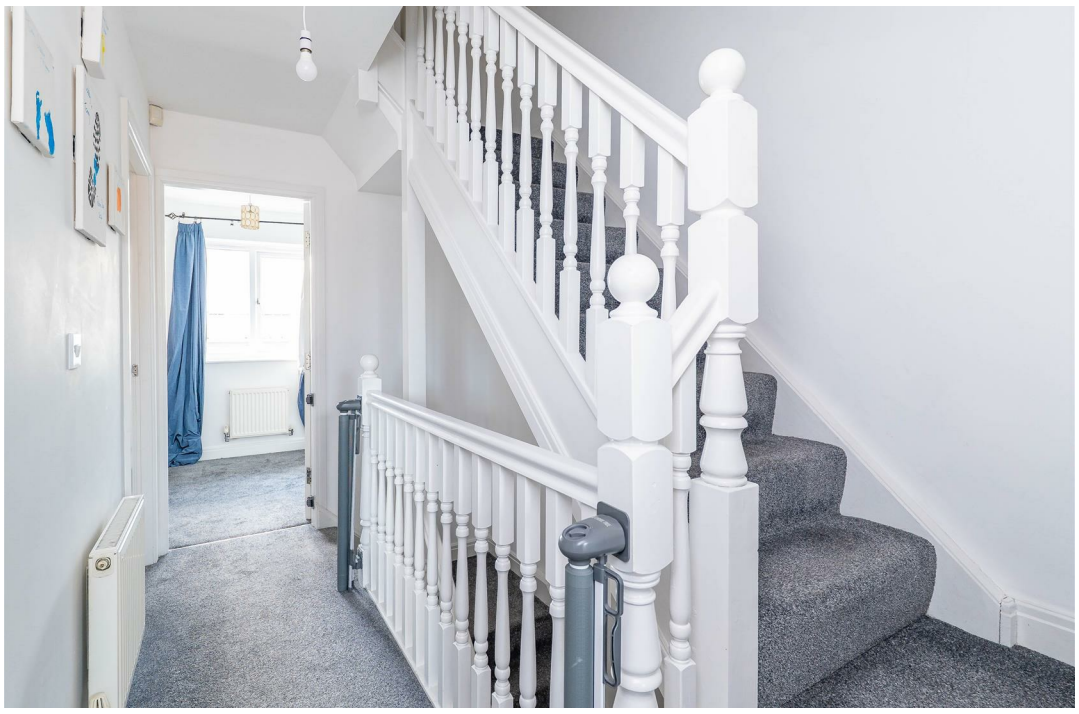


















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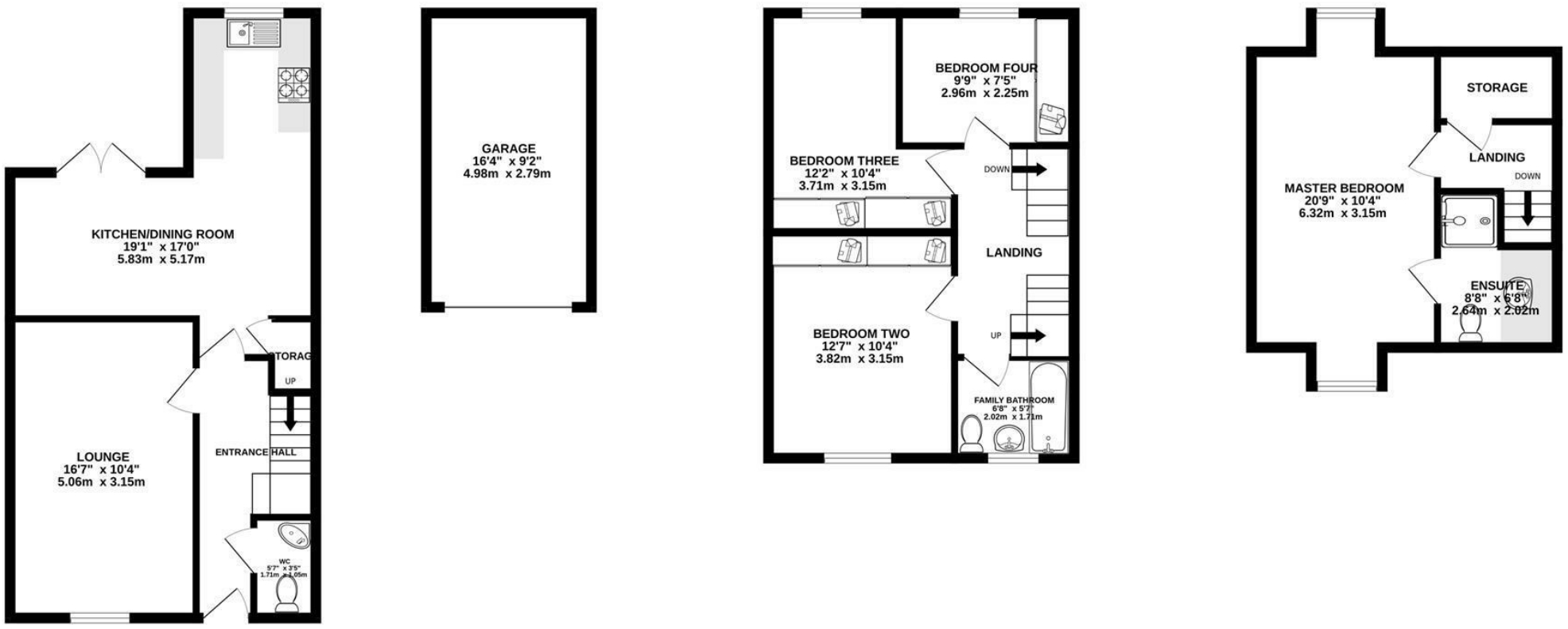


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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

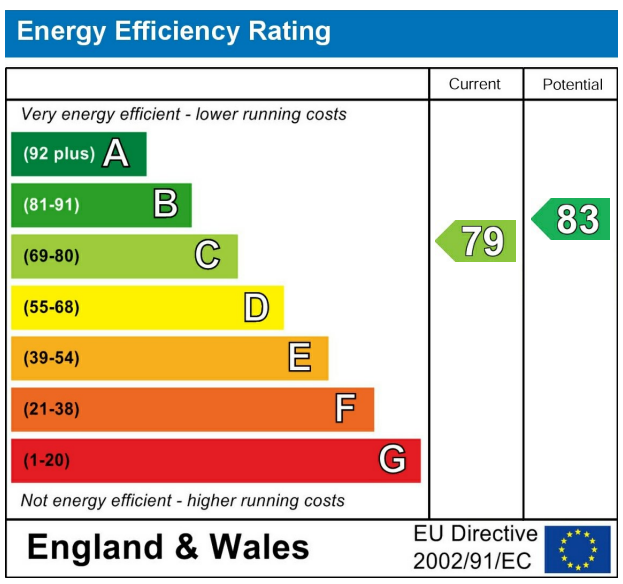
2ND FLOOR
295 sq.ft. (27.5 sq.m.) approx.

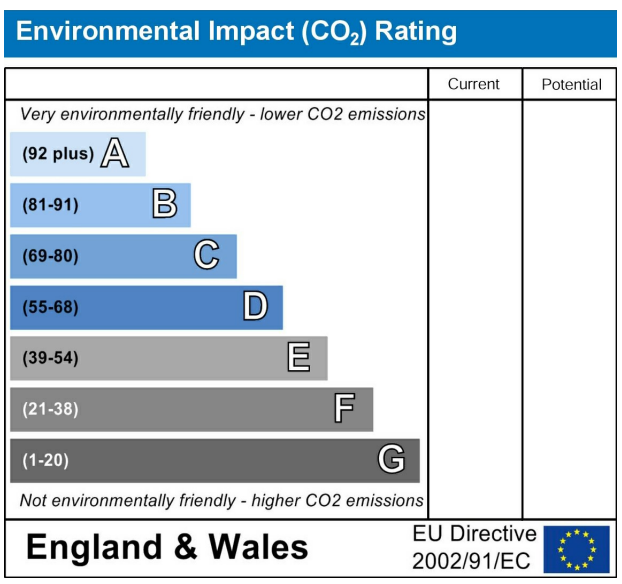


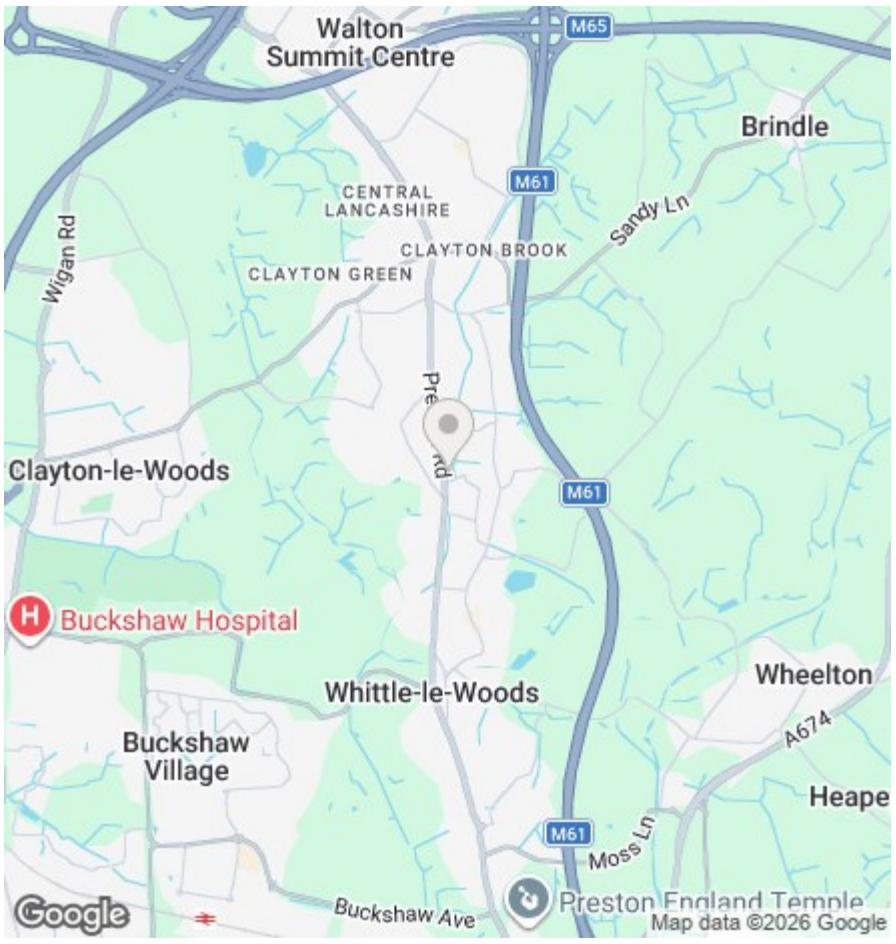
TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

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.







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