



Clydesdale Drive, Chorley

Offers Over £309,995

Ben Rose Estate Agents are pleased to present back to the market at a new reduced price, this beautiful, CHAIN FREE four/five bedroom detached property situated on a corner plot in a sought-after part of Chorley. This wonderful family home offers a generous amount of indoor and outdoor space in a quiet location. It is situated within walking distance to Chorley town centre with an array of amenities right on your doorstep such as supermarkets, restaurants, and even a cinema. There are also excellent travel links via nearby bus routes, Chorley train station with direct routes to Manchester and Preston, and the nearby M61 and M6 motorways.

Upon entering the property, you are greeted by a welcoming reception hall that gives access to each room on the ground floor. The spacious lounge boasts a large front-facing window and patio doors leading to the garden, allowing for an abundance of natural light to flood the space. Adjacent to the lounge, you'll find a convenient WC for guests. The office room, featuring dual aspect windows, offers versatile potential uses such as a fifth bedroom, playroom, or dining room. The heart of the home lies in the open plan kitchen/diner located at the rear, also benefiting from dual aspect windows. This expansive area provides ample space for a large family dining table and features additional patio doors leading out to the garden, seamlessly blending indoor and outdoor living - ideal for social gatherings.

Moving to the first floor, you'll discover four well-proportioned bedrooms, offering ample accommodation for a growing family. The master bedroom benefits from a three-piece ensuite, providing a private retreat. Bedroom three features a fitted wardrobe, maximizing storage space. Completing this floor is a three-piece family bathroom with an over the bath shower, catering to the needs of the household.

Externally, the property has a front lawn bordered by hedging, enhancing privacy. A driveway to the rear provides parking space and leads up to a single garage, offering additional storage or secure parking. The secluded rear garden is thoughtfully landscaped, featuring a patio area nearest the home, leading over the central lawn to another decked patio at the back of the garden, providing an ideal space for outdoor entertaining or relaxation.

In summary, this well maintained property offers a perfect blend of comfort, style, and convenience, providing an idyllic family retreat in a desirable location.







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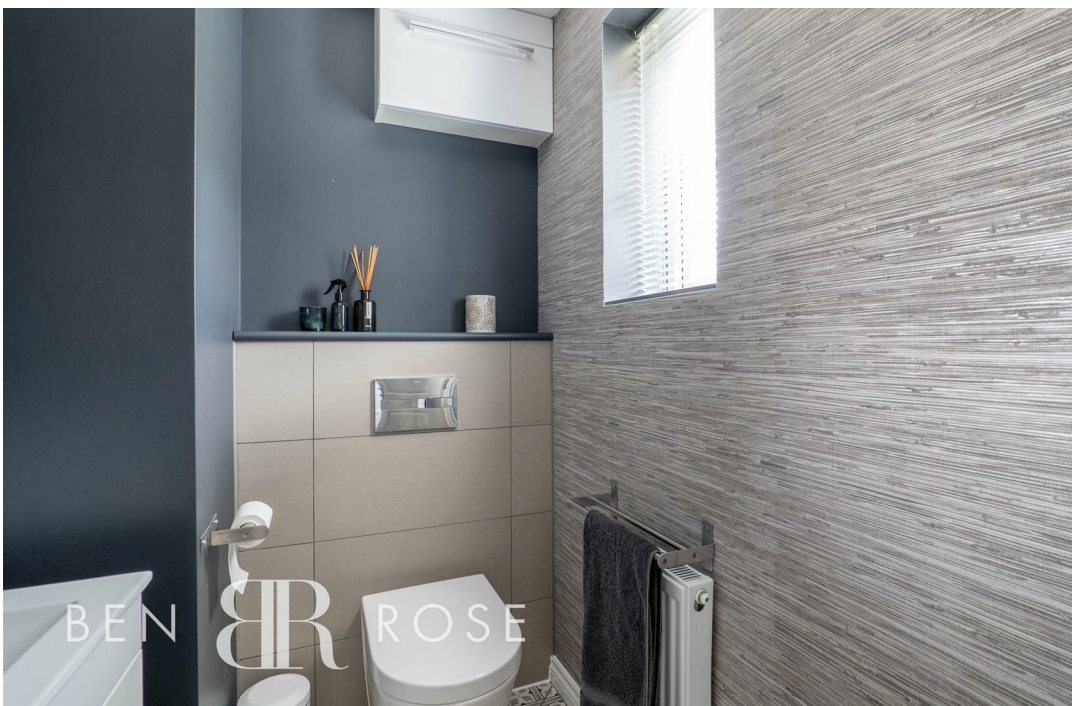


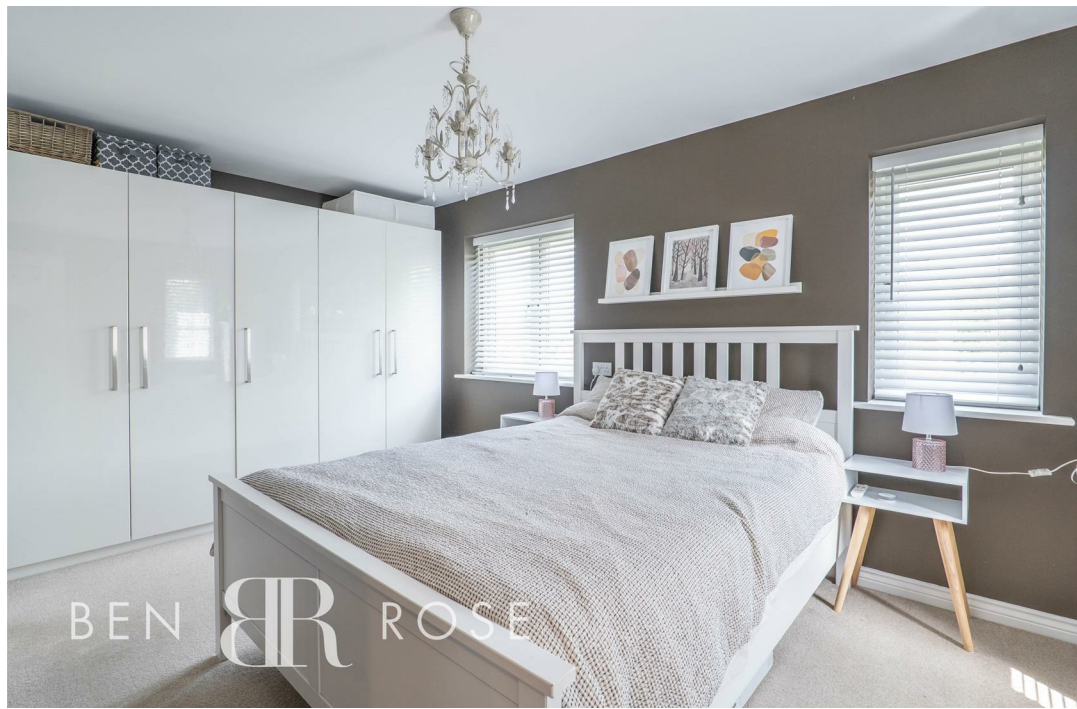
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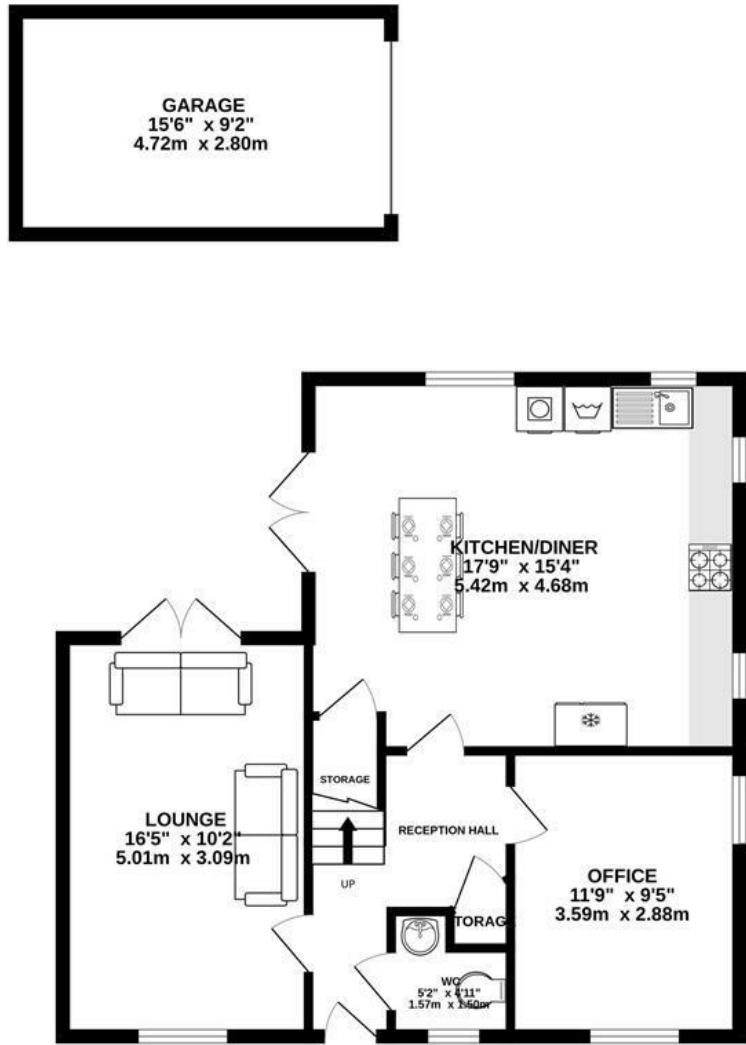




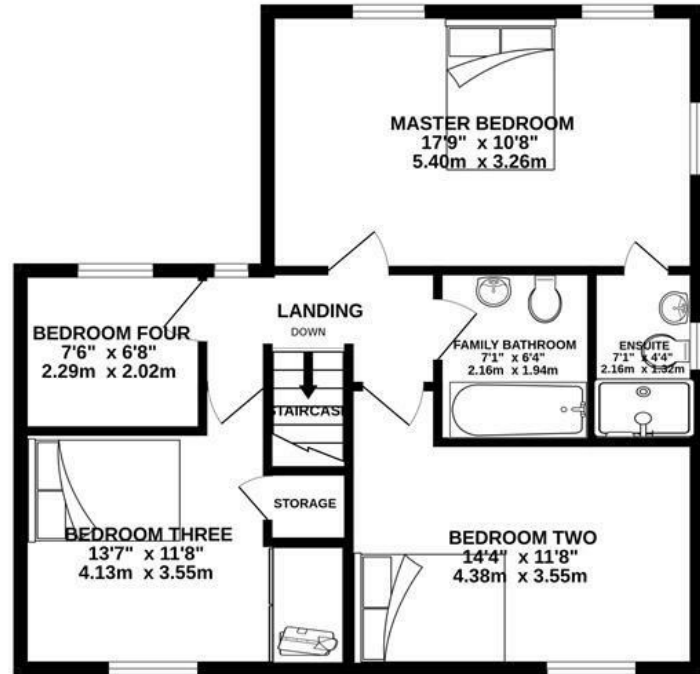




GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.

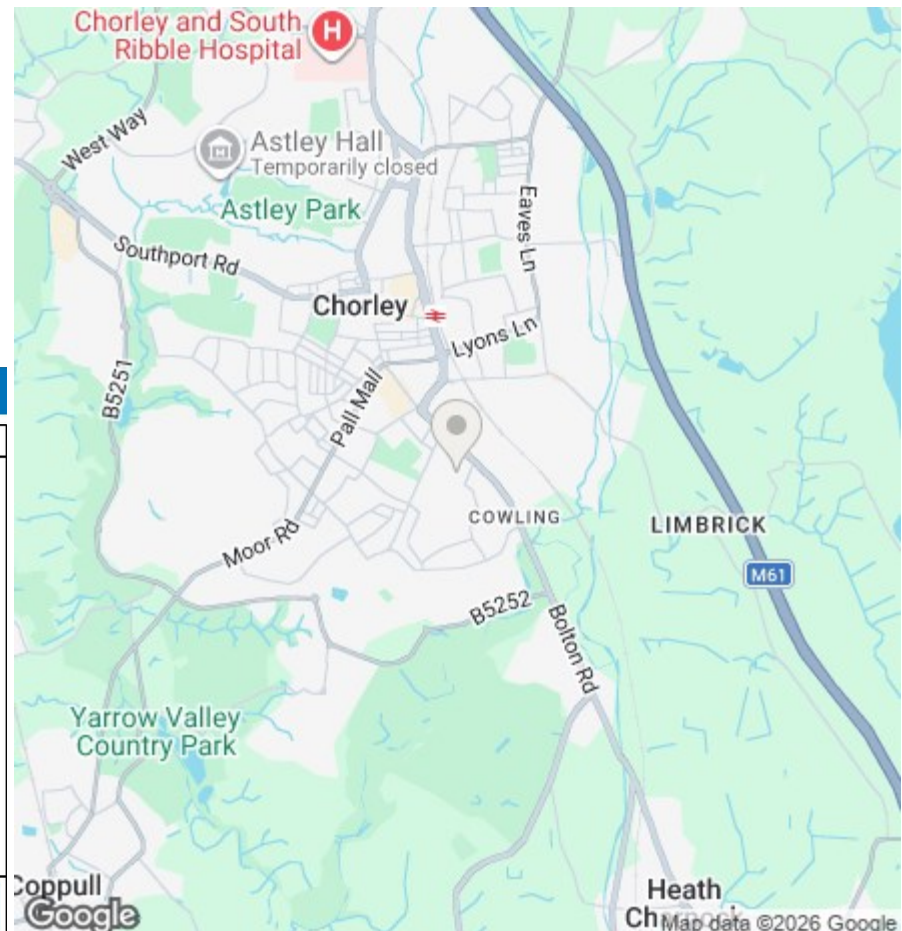


TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

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		88
(81-91) B		
(69-80) C	78	
(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	