



Fir Tree Close, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached family home, situated in the much sought-after residential area of Chorley. The property is ideally positioned for commuters, with easy access to the M6 and M61 motorways providing convenient links to major towns and cities across the North West. Excellent local schools, nurseries, supermarkets, and everyday amenities are also within easy reach. The home also enjoys easy access to the beautiful Yarrow Valley Country Park, with a variety of scenic walks and outdoor activities nearby.

Stepping into the property, you are welcomed into the entrance porch, which leads through to the spacious front lounge. The lounge features a central fireplace, access to the staircase, and convenient understairs storage, while flowing seamlessly into the dining room. The dining room offers ample space for a family dining table, with access to the kitchen and double patio doors leading out to the garden. The kitchen provides ample storage and benefits from an integrated oven, hob, and microwave, along with additional space for freestanding appliances.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes and a private en-suite shower room. A family bathroom, complete with a corner bath and overhead shower, completes this level.

Externally, the property boasts a well-maintained front garden alongside a private driveway providing off-road parking and leading to the single attached garage. The front of the property enjoys an open aspect with pleasant views over the surrounding woodland.

To the rear is a low-maintenance garden featuring a spacious flagged and loose-stone patio, providing an ideal space for outdoor furniture and entertaining. A charming summer house offers versatile additional space, while a separate storage shed provides useful outdoor storage, both with power and lighting. Together with the established surroundings, the garden creates a peaceful and private setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space, and desirable location this property has to offer.















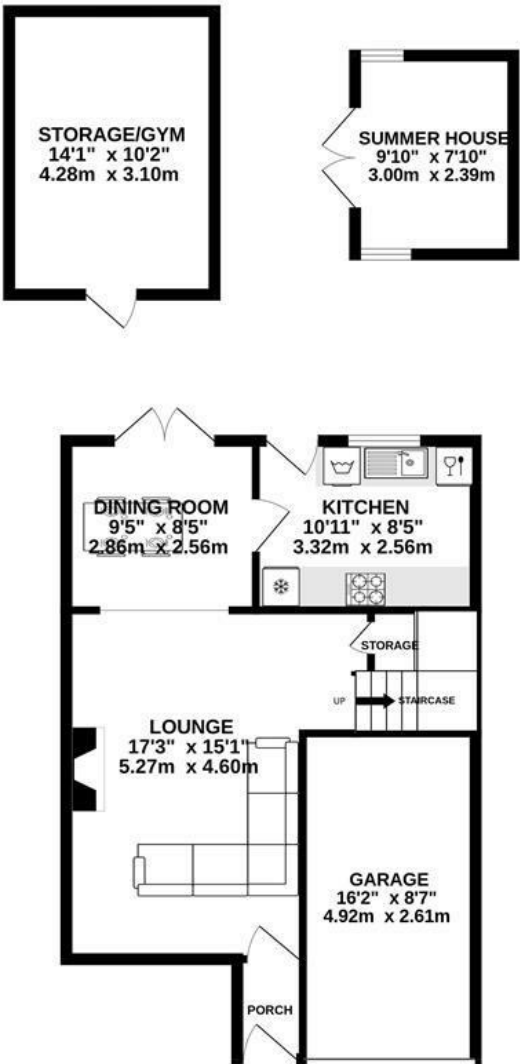




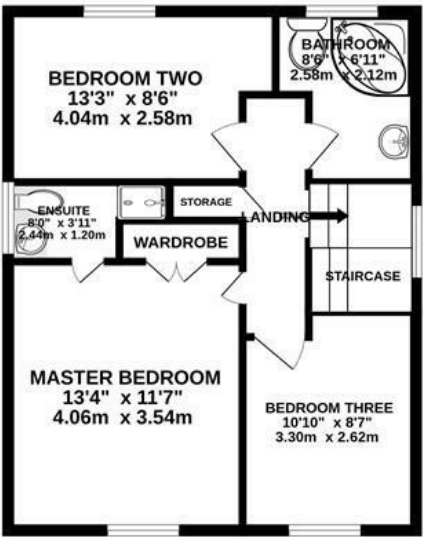


BEN ROSE

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (121.9 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		
	69	76
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		
	68	83
England & Wales		
EU Directive 2002/91/EC		

