



BEN ROSE

## Austin Drive, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, ideal for families, and situated in a highly sought-after area of Chorley. This modern property offers a spacious and well-designed layout, perfect for contemporary family living. Nestled within a friendly residential development, the home is conveniently located near excellent local amenities, including supermarkets, cafes, and well-regarded schools. Chorley town centre is just a short drive away, offering a variety of shops, restaurants, and leisure facilities. Commuters will also benefit from superb travel links, with Chorley train station providing direct routes to Manchester and Preston, easy access to major bus routes, and the nearby M61 and M6 motorways offering excellent connectivity across the North West.

Stepping inside, you are welcomed by a bright reception hall, complete with a convenient downstairs WC located just off. To the front of the home is a spacious lounge, featuring a large window that allows plenty of natural light to fill the space. Moving towards the rear, you'll find the stunning open-plan kitchen and dining area – the true heart of the home. The modern kitchen is fitted with sleek cabinetry and integrated appliances, including a fridge/freezer, oven, and microwave, ensuring a seamless cooking experience. The dining area provides ample space for a large family dining table, perfect for entertaining, while patio doors lead directly out to the rear garden, enhancing the indoor-outdoor living experience.

Ascending to the first floor, the property boasts three generously sized bedrooms, all thoughtfully designed for comfort. The master bedroom benefits from its own private en-suite, offering a walk-in shower for added convenience. The remaining two bedrooms are ideal for children, guests, or even a home office, while the stylish three-piece family bathroom features a modern suite with an over-the-bath shower, catering to the needs of a growing family.

Externally, the home benefits from a driveway to the side, providing parking for multiple vehicles, which also leads up to the single garage for additional storage. The rear garden offers a private retreat, featuring a low-maintenance artificial lawn and a flagged patio seating area, perfect for enjoying outdoor dining or relaxing in the warmer months.

With its fantastic location, modern interior, and spacious layout, this property presents an excellent opportunity for families looking to settle in Chorley.



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MR & MRS HARWOOD  
EST 02-06-2017

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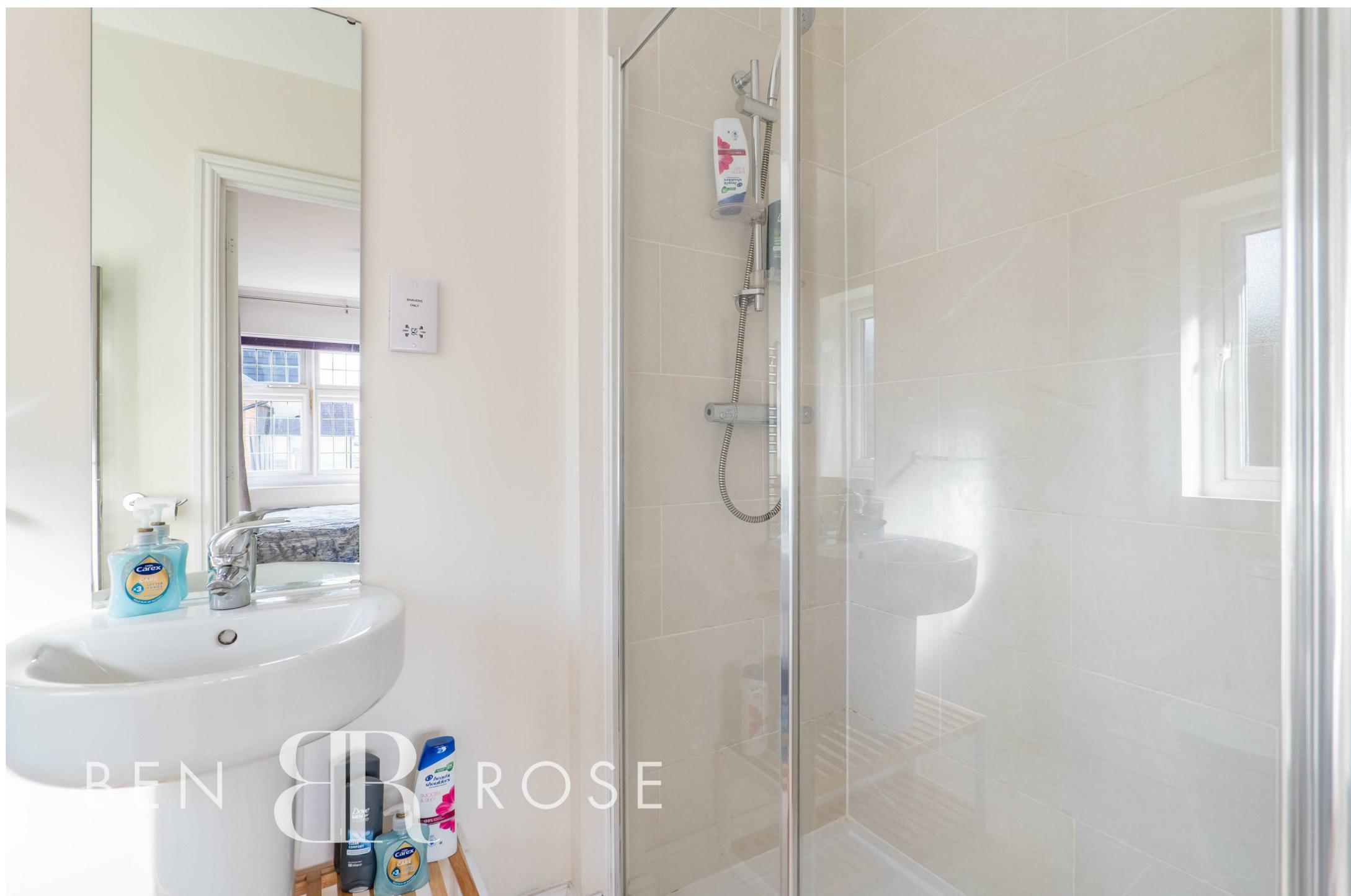


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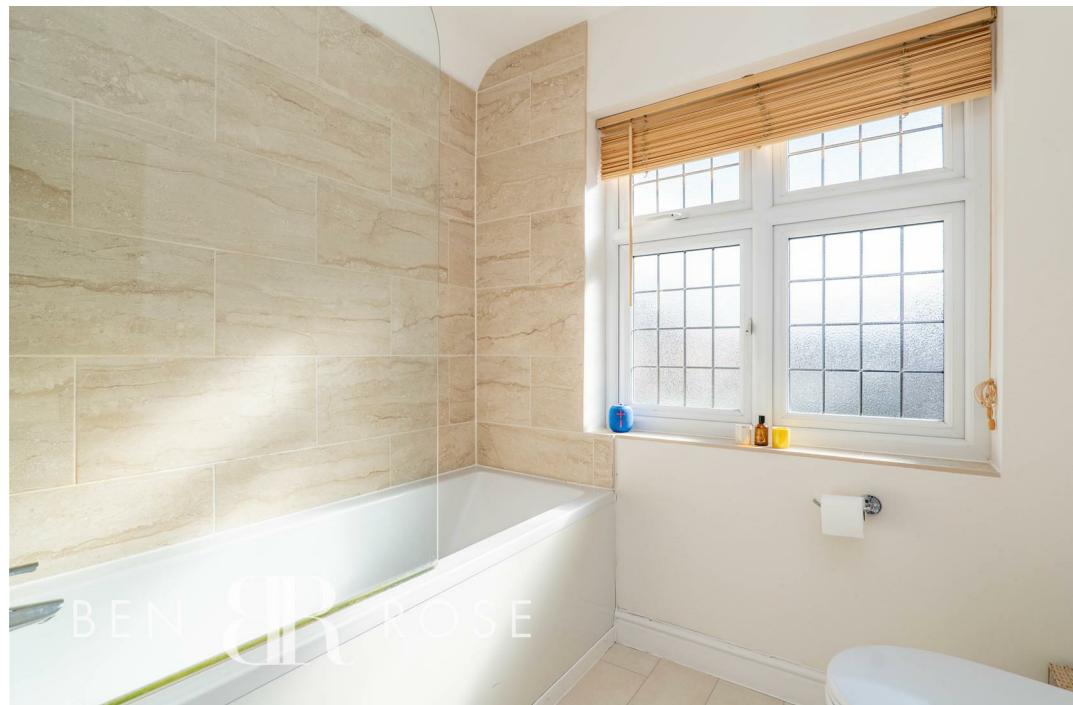
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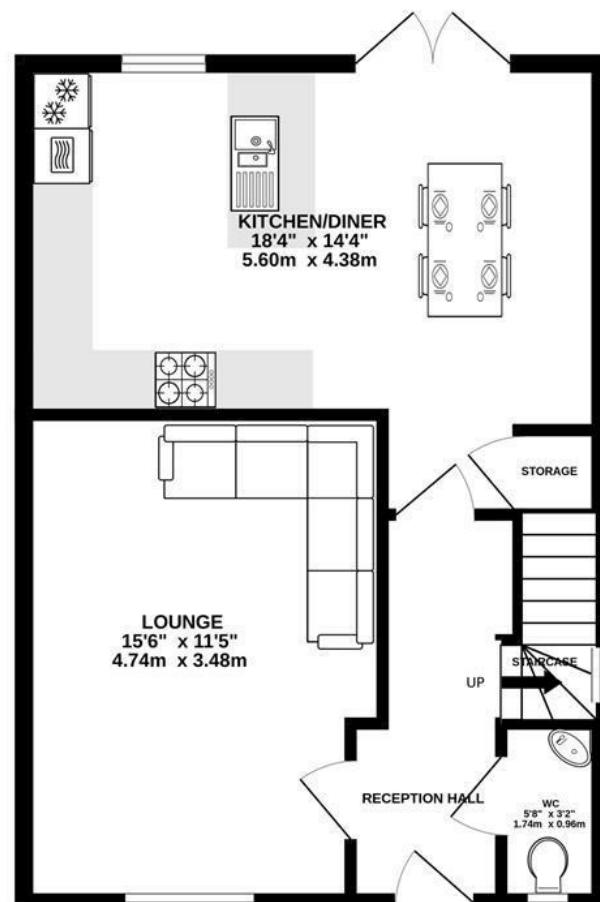




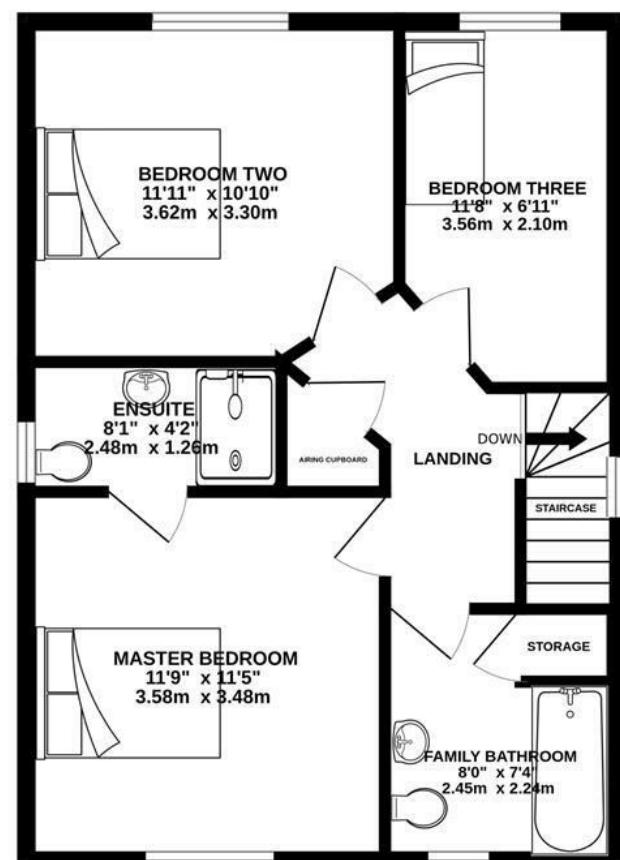


# BEN ROSE

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 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		
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	

