



**Guildford Avenue, Chorley**

**Offers Over £234,995**

Ben Rose Estate Agents are pleased to present to market this no chain, recently renovated and beautifully finished three-bedroom semi-detached home, situated in a popular residential area of Chorley. Ideal for families, this property offers a perfect blend of character and modern living, with large windows throughout allowing for an abundance of natural light and enhancing the sense of space. The home has been thoughtfully updated to a high standard, creating a warm and inviting atmosphere throughout. Conveniently located, the property is close to a variety of local amenities including well-regarded schools, supermarkets, and leisure facilities. Chorley town centre is just a short distance away, while excellent transport links are on hand with nearby train stations offering routes to Preston, Manchester, and beyond, as well as easy access to the M61 and M6 motorways, making it ideal for commuters.

Entering the home, you are welcomed by a well-presented entrance hall that immediately sets the tone for the rest of the property. From here, you have access to the first floor staircase and the main lounge, which is a bright and comfortable space featuring a large bay window and a charming fireplace as its focal point. To the rear of the home is the spacious kitchen/diner, fitted with a contemporary kitchen that includes several integrated appliances and ample worktop space. This room overlooks the garden and provides an excellent setting for both family meals and entertaining.

Upstairs, the landing leads to three well-proportioned bedrooms. The master bedroom is generously sized, offering plenty of room for furnishings, while the second bedroom benefits from an original fireplace, adding a touch of character. The third bedroom is ideal for a child's room, guest space, or home office. Completing this floor is the family bathroom, alongside a separate WC, a practical feature for busy households.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles and an electric car charging point, complemented by flower beds and a bordering wall that adds to the home's kerb appeal. To the rear, the garden is set over two tiers, with a paved seating area at the top, steps leading down to a decked area, lawn, and a mature tree—creating a versatile outdoor space perfect for relaxing or entertaining. This is a fantastic opportunity to acquire a stylish and well-maintained family home in a desirable location that's ready to move into with no chain.







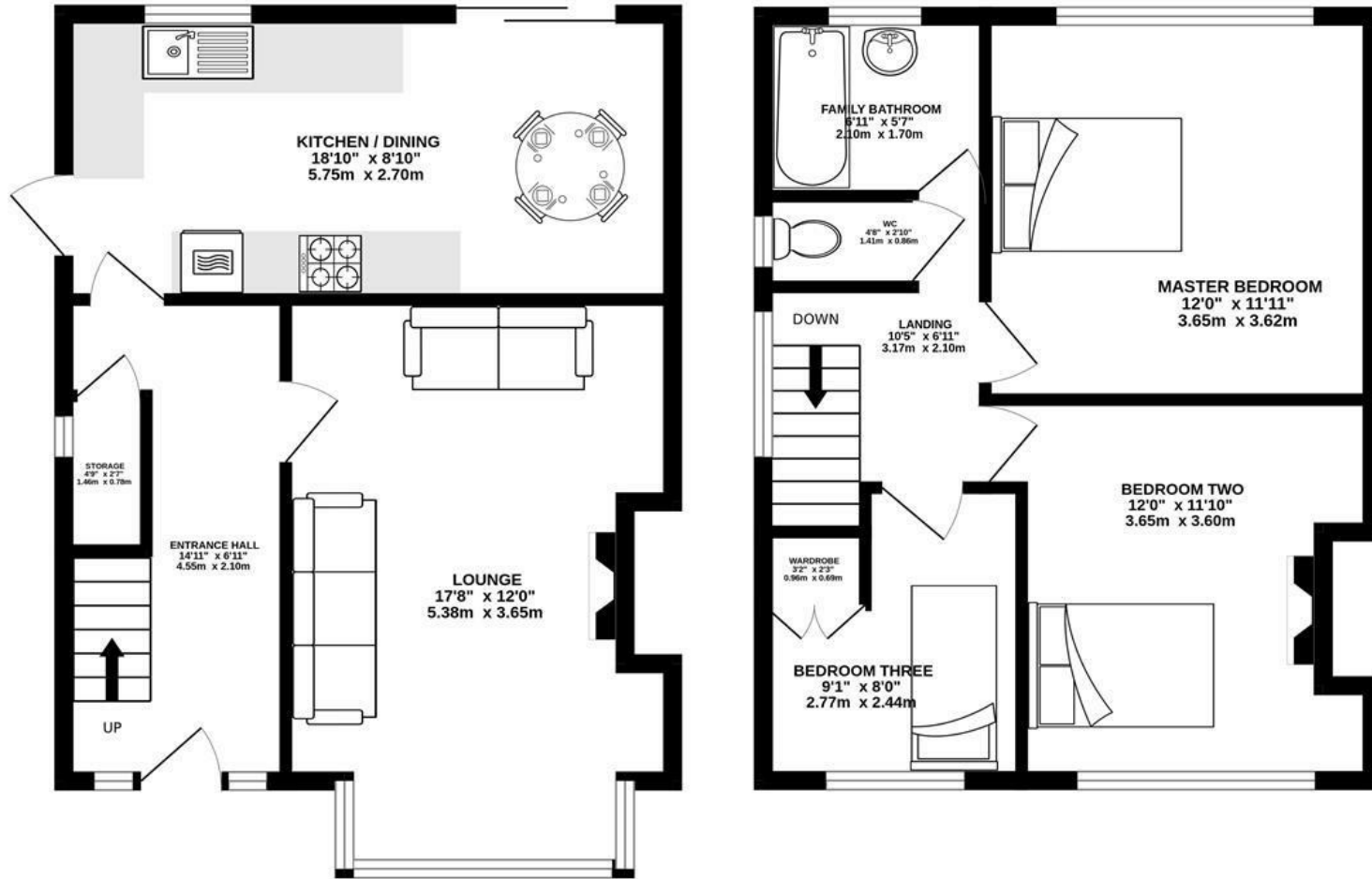






GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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>	<b>77</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>59</b>	
<b>England &amp; Wales</b>	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) <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

