



Claremont Avenue, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, ideally situated in a highly sought after residential area of Chorley, Lancashire. This well-positioned home is in need of renovation but offers fantastic potential for those looking to add value and modernise to their own taste. It presents an excellent opportunity for families seeking generous living space and a practical layout within easy reach of local amenities.

Chorley is a thriving market town offering a wide range of shops, supermarkets, cafés, and leisure facilities, along with well-regarded schools that make the area particularly attractive for family living. The home also benefits from excellent transport connections, with Chorley train station providing direct rail links to Preston, Manchester, and beyond. For commuters, the nearby M6, M61, and M65 motorways offer convenient access to surrounding towns and cities, including Bolton, Blackburn, and Leyland. In addition, there are plenty of local parks and countryside walks nearby, as well as the popular Astley Park, which provides green open space, playgrounds, and community events throughout the year.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level, along with a convenient downstairs WC. Moving clockwise, you will first enter the front reception room, which features a beautiful bay window overlooking the front aspect. Continuing through, you will find the kitchen, which offers ample storage, an integrated oven and hob, and a recently fitted door leading out to the side of the property. Returning to the hallway, you enter the spacious second reception room, which features a central fireplace and flows seamlessly into the conservatory at the rear. The bright and airy conservatory provides versatile additional living space, with sliding patio doors opening onto the rear garden.

Moving upstairs, the property offers three well-proportioned bedrooms, all benefiting from fitted storage. A three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the front of the property benefits from a private driveway providing off-road parking for multiple vehicles. To the rear is a fantastic garden space, featuring a charming summer house and raised sun deck, perfect for outdoor seating, with steps leading down to a spacious garden area. While in need of some maintenance, this presents a great opportunity to landscape and create a beautiful outdoor space tailored to your own preferences.

Early viewing is highly recommended to appreciate the potential this lovely property has to offer and to avoid any potential disappointment.















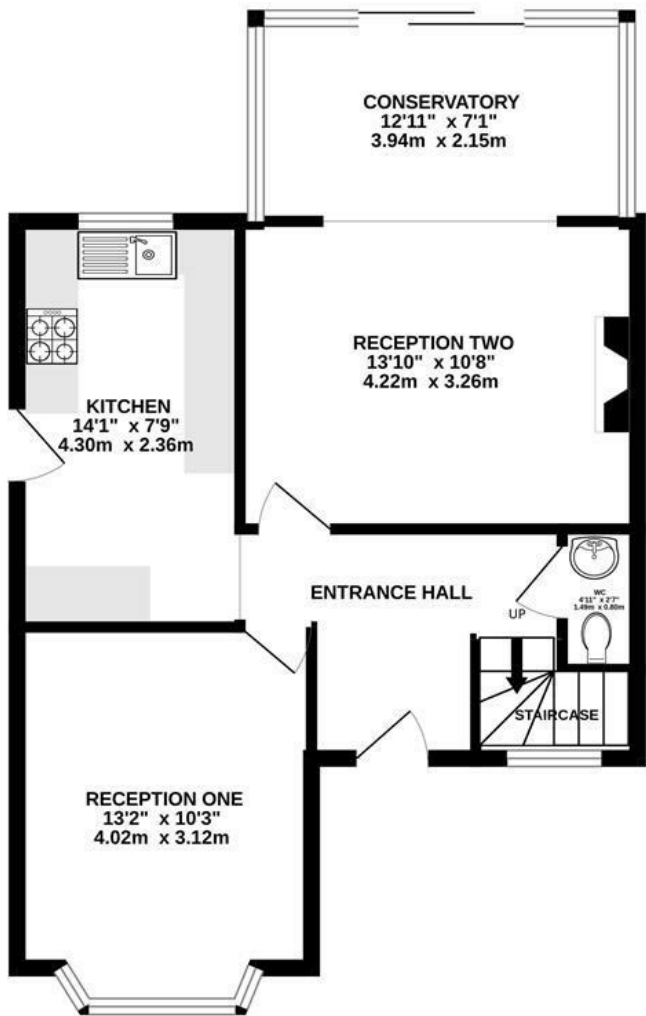




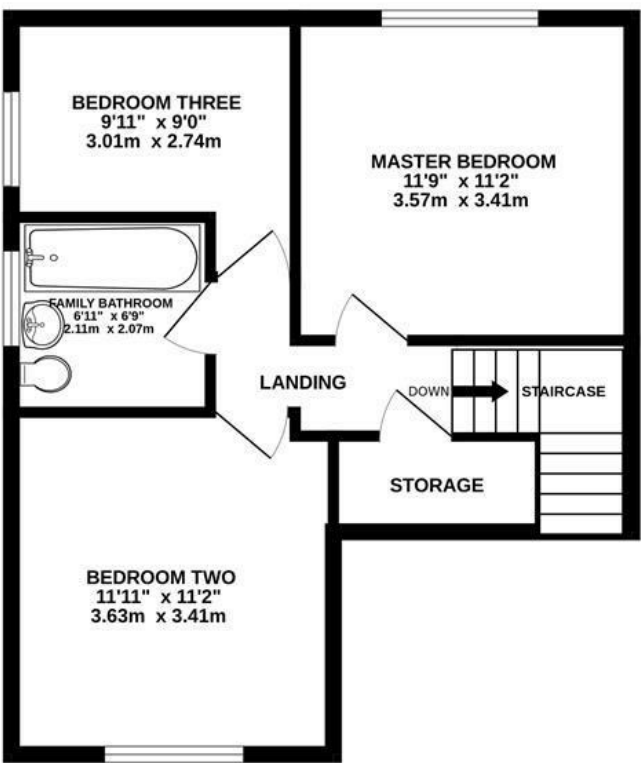


BEN ROSE

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	71
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		
England & Wales	EU Directive 2002/91/EC	

