



## **Forsythia Drive, Clayton-Le-Woods, Chorley**

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to the market this three bedroom three story town house that is beautifully presented throughout offering stylish, spacious and versatile living accommodation. Located within the residential Cuerden Park development the property is ideally placed for Chorley town centre, hospitals, motorway networks (M6-M60) and good local schools. This is a must view property.

Internally, the ground floor briefly comprises of a bright reception hall, W.C/cloakroom, large utility room and stunning kitchen with modern wall and base units and complementary work surfaces. Towards the rear of the property you will find the spacious conservatory with views over the garden. Situated on this floor is also a dining room/playroom. Moving up the staircase to the first floor you will find a stunning lounge with feature gas fire and you will also find the Master Bedroom with three piece en-suite. To the second floor there are two large bedrooms the third with fitted wardrobes, and you will also find the family three piece white bathroom.

Externally, to the front there is a long driveway for off road parking leading to the single garage, whilst to the rear there is a private enclosed garden edged with wooden fencing and mature plants with a flagged patio area perfect for outside dining.

The property also benefits from having a new front door and front windows with a ten year warranty, HIVE app for gas and water control, ADT security cameras and electrical vehicle charging. Viewing at earliest convenience recommended to avoid disappointment on missing out on a fantastic opportunity to purchase this beautiful home.



































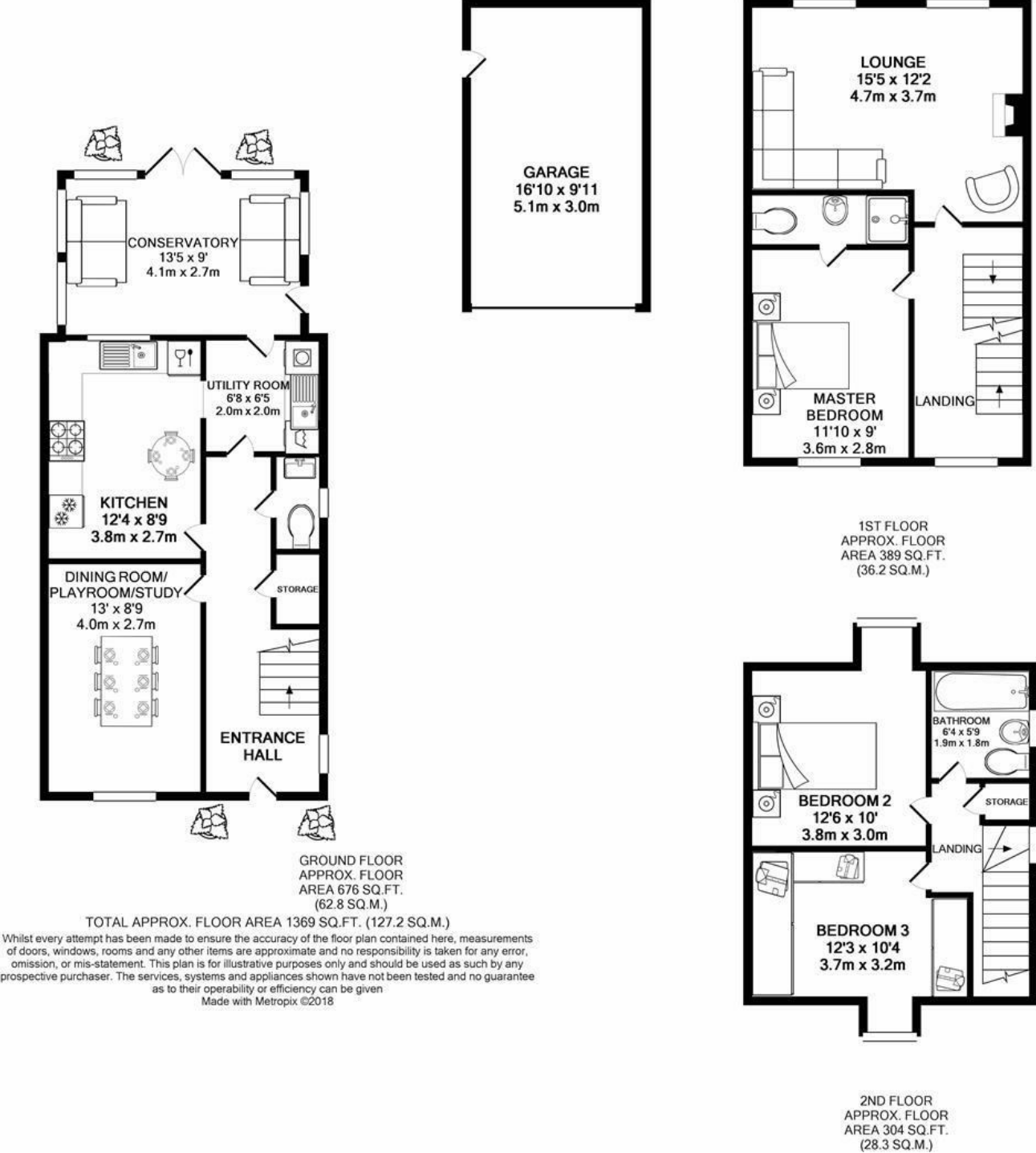








# BEN ROSE



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                                 | <div>72</div> | <div>86</div>                                                                                                  |
| (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<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) A                                                     | 70      | 84                                                                                                            |
| (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  |

