



Glenisland Close, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this contemporary, three-bedroom semi-detached property set over three floors, located in a sought-after area of Chorley. This beautifully presented home has been decorated to a high standard throughout, offering spacious and versatile living accommodation. Ideally situated near Chorley town centre, the property is within easy reach of superb local schools, shops, and amenities. The area also benefits from excellent travel links via the nearby M6 and M61 motorways and is close to scenic spots such as Duxbury Woods and Yarrow Valley Country Park — perfect for outdoor enthusiasts and families alike.

Upon entering the home, you are greeted by a bright and welcoming reception hall that opens directly into the modern kitchen/diner. The kitchen features an abundance of wall and base units, an integrated hob/oven, a dishwasher, and space for additional freestanding appliances. A large floor-to-ceiling bay window fills the room with natural light and provides space for a four-person dining table. Continuing through the ground floor, you'll find a convenient under-stair WC and a utility/cloakroom with plumbing for a washer/dryer. The stunning lounge is positioned at the rear and benefits from dual-aspect windows and bi-folding doors that open out onto the rear garden, creating an ideal space for entertaining or relaxing with family.

The first floor hosts two generous double bedrooms and a stylish three-piece family bathroom, fully tiled and complete with a bath and overhead shower. Bedroom Two is currently being used as a large dressing room, fitted with extensive integrated wardrobes to provide excellent storage. Additional storage is also found off the landing, adding practicality to the layout.

Ascending to the second floor, you'll find the spacious master bedroom, illuminated by skylights that flood the room with natural light. The master benefits from a modern three-piece shower room and a large storage cupboard off the landing. Stainless steel towel rails can be found in all three bathrooms for a sleek and modern finish.

Externally, the property benefits from not being directly overlooked at the front and features a driveway providing off-road parking for two cars. To the rear lies a beautifully maintained garden with artificial lawn and quality boundary fencing, offering a secure and private outdoor space for children and pets. The garden also features a patio area, perfect for outdoor dining and year-round entertaining. In addition, solar panels are fitted to the roof, helping to reduce energy costs and increase the home's efficiency.

In summary, this exceptional property combines contemporary design, energy-efficient features, and a prime location, making it the perfect choice for modern family living.







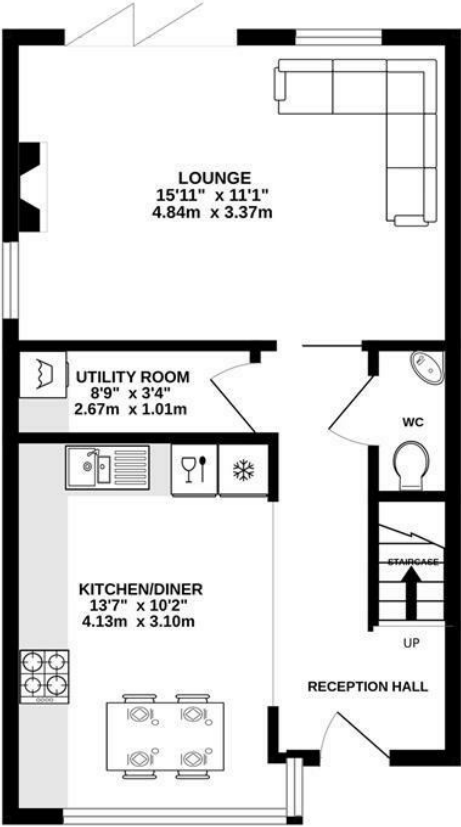




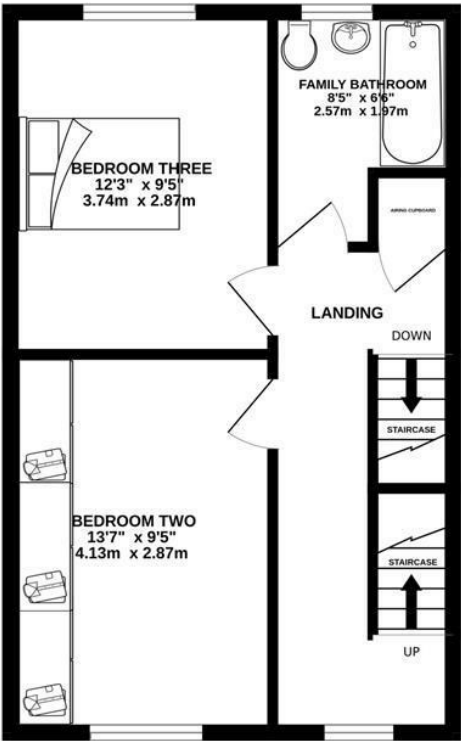


BEN ROSE

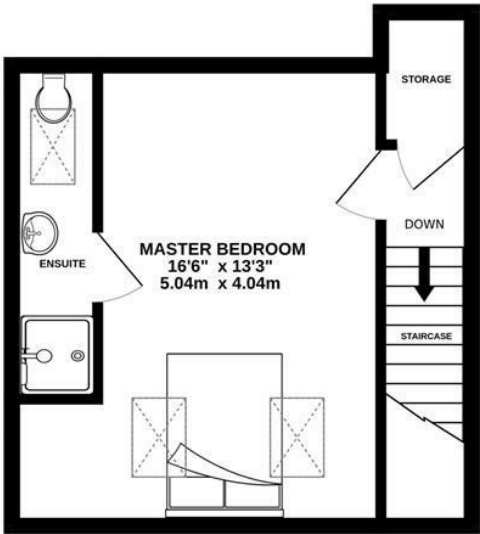
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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		
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	

