



**Foster Street, Chorley**

**Offers Over £134,995**

Ben Rose Estate Agents are delighted to present this delightful three bedroom semi-detached home, ideally located within walking distance of Chorley Town Centre. Perfectly positioned for scenic walks through White Coppice and the West Pennine Moors, the property also enjoys excellent transport links to all major towns and cities across the North West via nearby motorways, all while being surrounded by the picturesque Lancashire countryside. Families will appreciate the proximity to highly regarded local schools, nurseries, and convenient amenities.

Upon entering, you are welcomed into a spacious lounge featuring a charming fireplace, with stairs rising to the first floor and useful under-stair storage. From here, you are led into the open-plan kitchen/diner, which boasts ample wall and base units, an integrated oven and hob, space for freestanding appliances, and room to comfortably accommodate a four-person dining table. Sliding doors from the dining area open out onto the rear garden, creating a seamless indoor-outdoor living experience.

Upstairs, the home offers three well-proportioned bedrooms, including two doubles. The master bedroom benefits from fitted wardrobes, while the third room provides versatile space ideal for a child's room, office, or guest room. The modern family bathroom is fitted with a three-piece suite including an over-the-bath shower.

Externally, the front of the property is set back behind a tall hedge providing privacy, with off-road parking for one car. To the rear, there is a single detached garage and a spacious, private enclosed garden arranged over two levels, featuring a flagged patio area and a low-maintenance artificial lawn—ideal for entertaining or family use. This property is an excellent opportunity for first time buyers seeking a stylish home in a fantastic location.





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*I could stay awake just to hear you  
Watch you smile while you were sleeping  
While you're far away  
and Dreaming*



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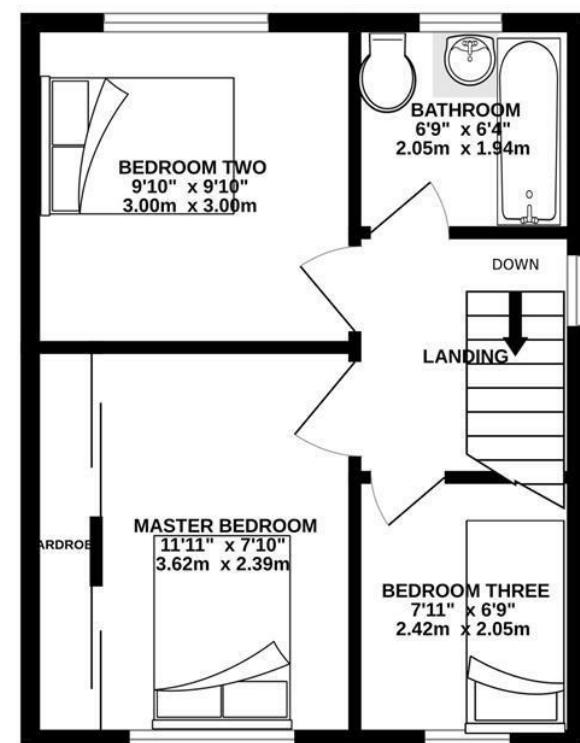
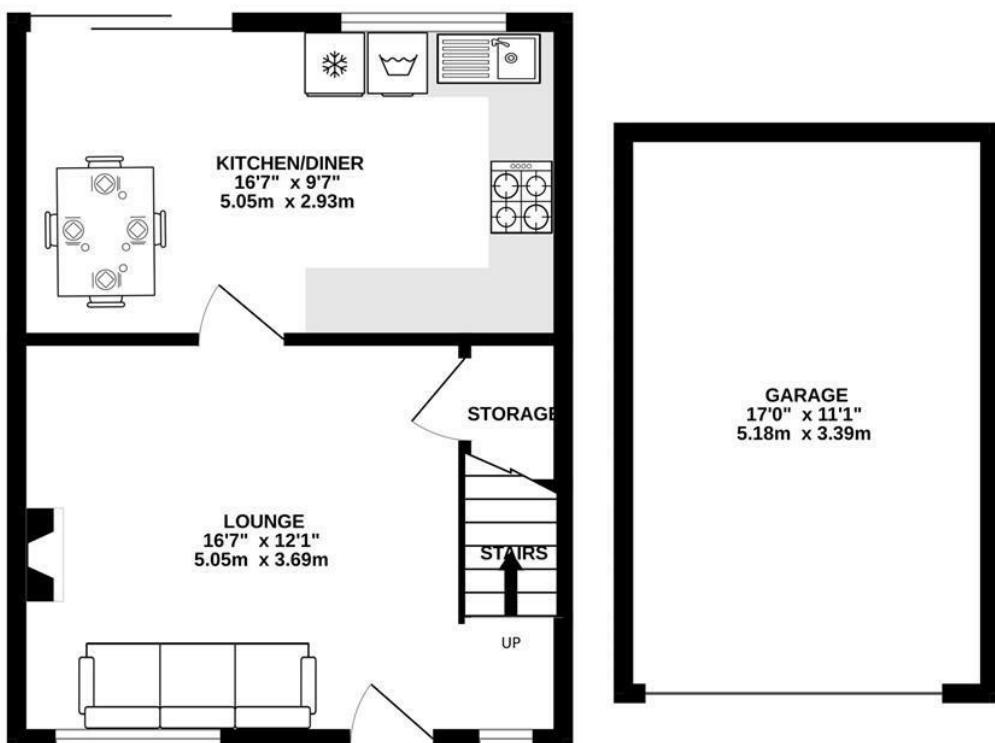
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GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



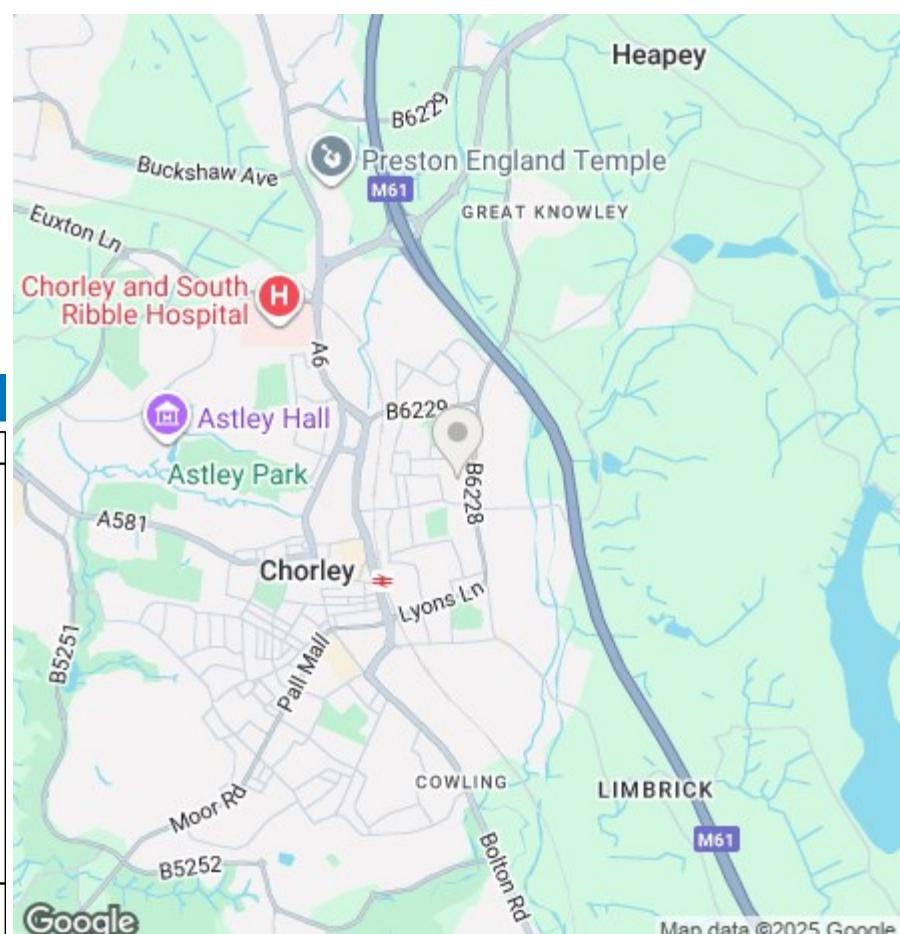
TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.

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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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	