BEN ROSE



Darlington Close, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced house located in the serene setting of Darlington Close, Chorley, on the ever popular Rivington View development. This delightful home is perfect for first-time buyers or couples seeking a tranquil lifestyle while still being close to essential amenities. The property is nestled in a secluded location, overlooking greenery and a picturesque stream, providing a peaceful retreat from the hustle and bustle of everyday life. Chorley offers excellent travel links, with nearby bus routes and easy access to the M61 motorway, making it convenient for commuting to larger towns and cities.

As you step through the front door, you are welcomed into a spacious front lounge, which features a staircase leading to the first floor. This inviting space is perfect for relaxing or entertaining guests. Moving towards the rear of the property, you will find an open-plan kitchen/diner, equipped with a range of integrated appliances. This area is designed for both cooking and dining, with ample space for a dining table, and it boasts French doors that open directly into the garden, allowing for a seamless indoor-outdoor living experience. Additionally, a convenient WC can be found off the kitchen, enhancing the practicality of the ground floor.

Ascending to the first floor, you will discover two well-proportioned bedrooms, with the second bedroom featuring integrated storage, providing ample space for your belongings. The family bathroom is also located on this floor, complete with a three-piece suite and an over-the-bath shower, ensuring comfort and convenience for all residents.

Externally, the property benefits from a communal lawn at the front, where you can enjoy the lovely stream and a designated sitting area, perfect for unwinding in the fresh air. To the rear, a good-sized garden awaits, featuring a decked seating area that is ideal for alfresco dining or entertaining. This leads onto a well-maintained lawn, with access to the parking area located behind the home, where you will find two allocated parking spaces. In conclusion, this delightful terraced house offers a perfect blend of comfort, convenience, and charm, making it an ideal choice for those looking to settle in a lovely part of Chorley.

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FAMILY













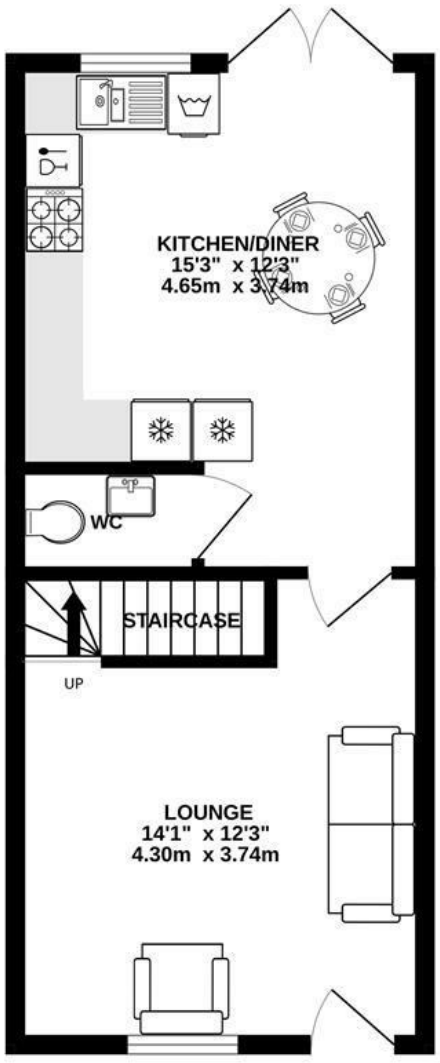




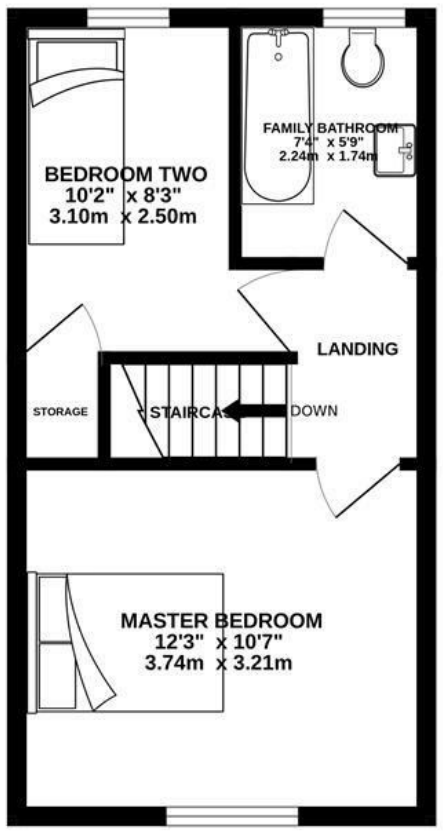
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GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



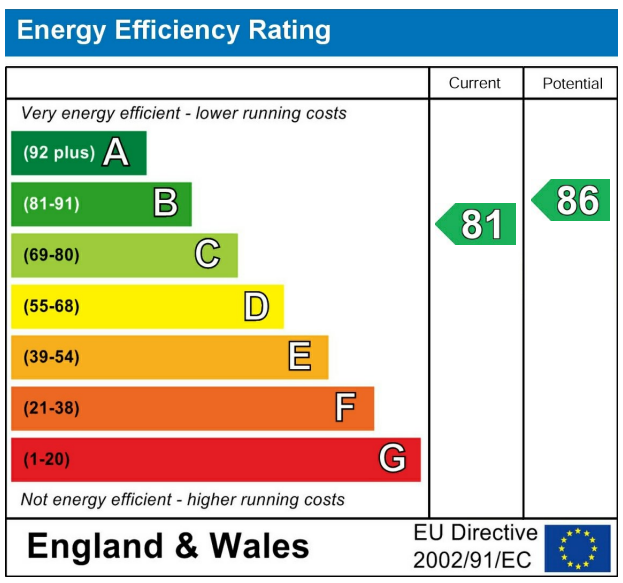
1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.

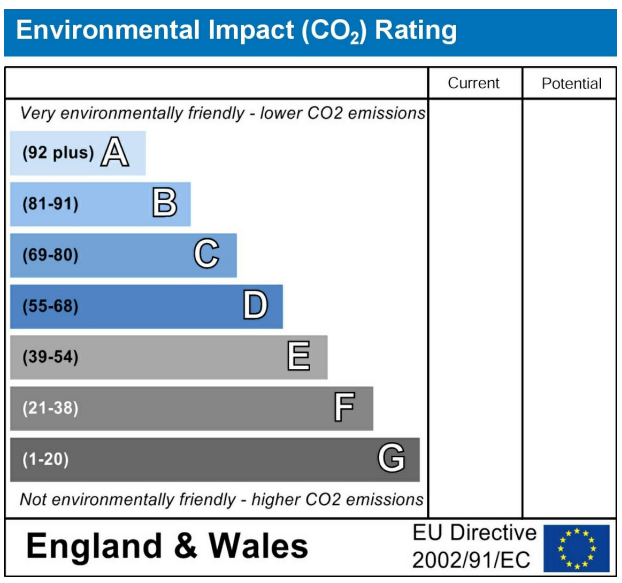


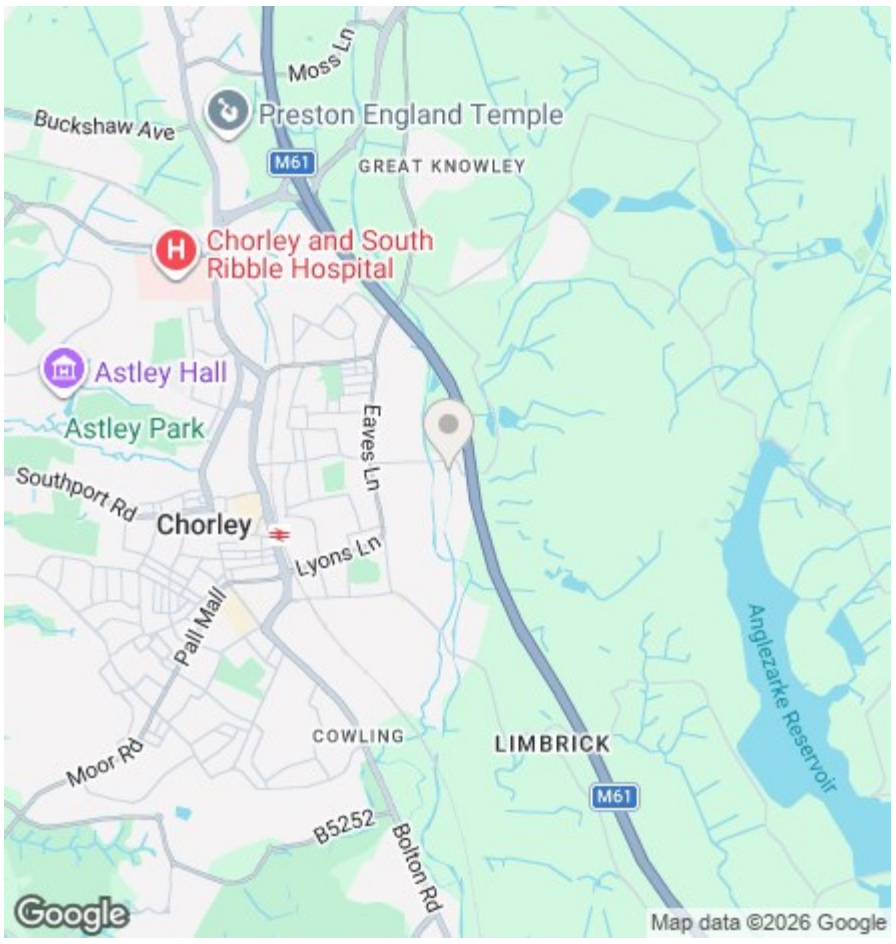
TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

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.







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