



## Ullswater Road, Chorley

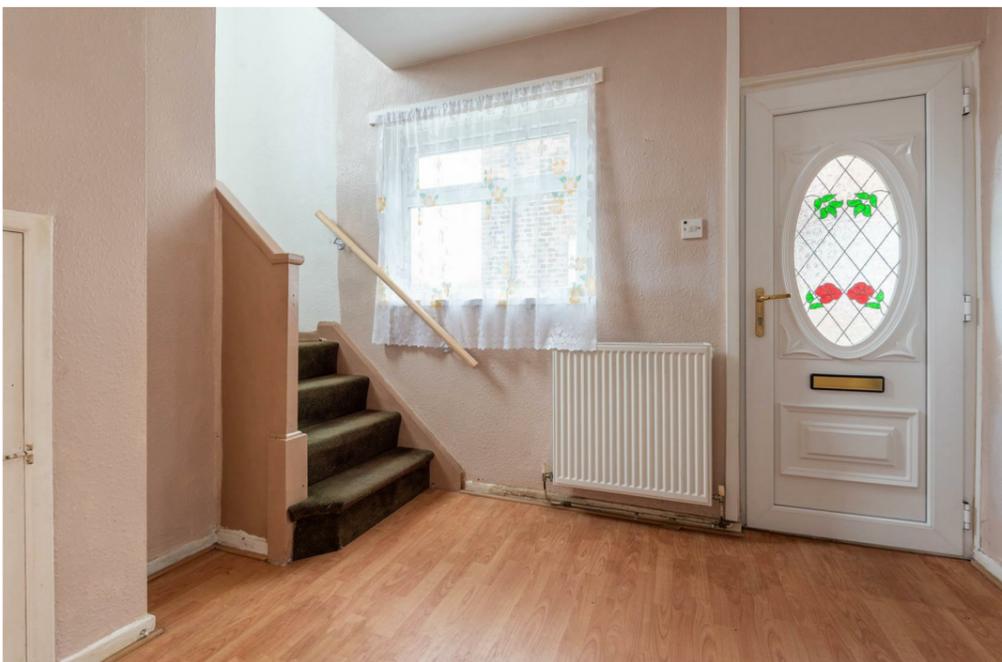
**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom semi-detached home, situated in a popular residential area of Chorley. This property offers generous living space throughout and would be ideal for first-time buyers, families or those looking to put their own stamp on a home. The property benefits from excellent travel links, with easy access to the M6 and M61 motorways, while a nearby train station provides convenient connections to surrounding towns and cities, making commuting straightforward. The area also offers a range of local amenities, bus routes within walking distance, and plenty of nearby green spaces perfect for leisurely walks and relaxation.

Entering the home from the side, you are welcomed into the entrance hallway which provides access to all ground floor rooms. To the left is the kitchen, featuring a window allowing for natural light and fitted with a range of wall and base units complemented by worktop surfaces, with space available for freestanding appliances. Across from the kitchen are the stairs leading to the first floor. Moving through the hallway, the lounge is located to the rear of the home and features a large window overlooking the garden as well as a fireplace, creating a cosy focal point. Completing the ground floor is an additional reception room positioned to the front of the property, benefiting from a large window that fills the space with natural light.

Moving up to the first floor, the property offers three well-sized bedrooms. The master bedroom is positioned to the rear and features a large window allowing plenty of natural light. Bedroom two is located at the front of the home and also benefits from a window. Bedroom three enjoys two windows to the rear and side aspects, creating a bright and airy feel. Completing this floor is the three-piece family bathroom, which is fitted with two windows providing excellent natural light and ventilation.

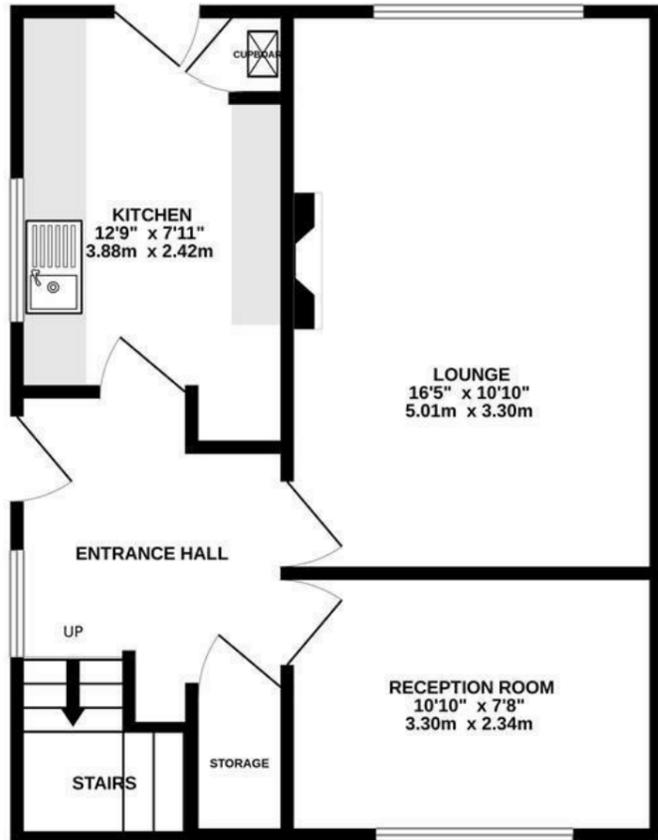
Externally, there is a small gate and pathway to the side of the property which leads to the front door, along with a front garden laid to lawn. To the rear, the garden offers both paved and lawn areas, complemented by established flower bushes that add character and colour to the outdoor space. This charming home presents a fantastic opportunity for buyers seeking a well-located property with great potential.



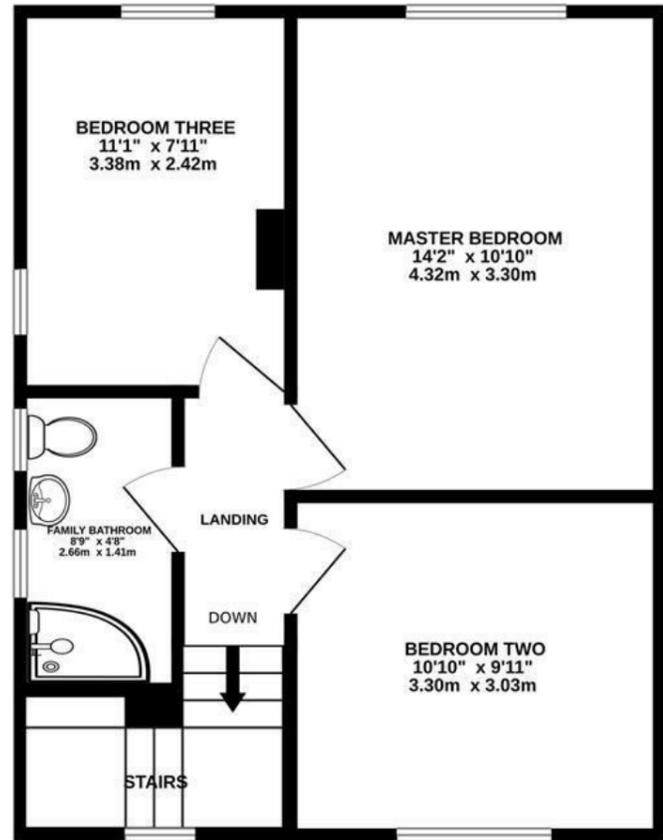




GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

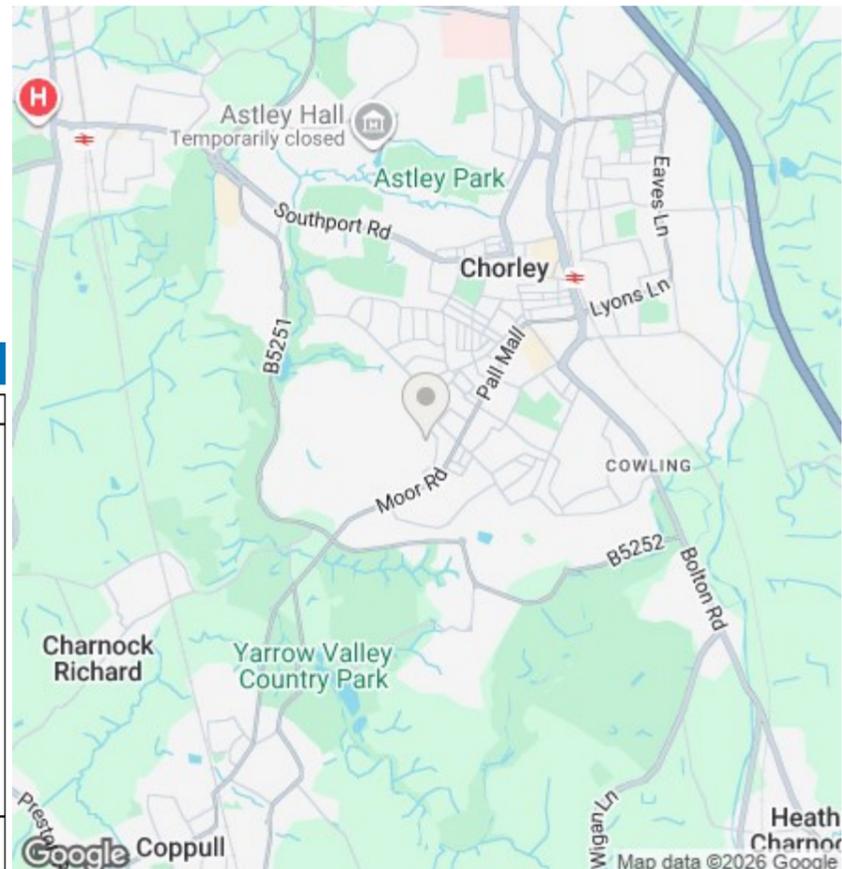


TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	