



Collingwood Road, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated five-bedroom semi-detached dormer bungalow, situated on the sought-after Collingwood Road in Chorley, Lancashire. Offered with NO CHAIN, this spacious family home has been thoughtfully modernised throughout and benefits from a substantial dormer extension, creating generous and versatile living accommodation across two floors. The property is perfectly suited to growing families looking for a home ready to move straight into, whilst also offering the added bonus of a converted outbuilding that could easily serve as a self-contained annex, home office or business space. Collingwood Road remains a popular residential location thanks to its convenient position close to well-regarded schools, local shops, supermarkets and leisure facilities, whilst also being only a short distance from Chorley town centre. Excellent travel links can be found nearby via Chorley train station, regular bus routes and easy access to the M61 and M6 motorways, providing straightforward commuting into Preston, Bolton, Manchester and surrounding Lancashire towns and cities.

Stepping into the home, you are welcomed by a central hallway which provides access to the majority of the ground floor accommodation. Positioned towards the front of the property is the spacious lounge, offering a comfortable setting for family living and relaxation, alongside two well-proportioned bedrooms that could alternatively be utilised as additional reception space or a home office if desired. Moving further through the home, you enter the dining room where the staircase to the first floor can also be found. The dining area then opens beautifully into the impressive open plan kitchen and entertaining space, undoubtedly one of the standout features of the property. Bright, airy and designed with modern family living in mind, the kitchen benefits from integrated appliances, ample storage and generous worktop space, alongside a central island with breakfast seating for up to four people. The kitchen continues into an additional preparation area, offering even more integrated appliances and workspace. Completing the ground floor is the contemporary four-piece family bathroom, fitted with a modern suite including an over-the-bath shower.

To the first floor, you will find three further bedrooms, all offering comfortable accommodation and flexibility for family living. The upper floor is served by a stylish modern shower room, finished to a high standard and complementing the quality seen throughout the rest of the home. The dormer extension has allowed for excellent use of space, creating bright and practical rooms ideal for larger families or those needing additional work-from-home areas.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to two vehicles. To the rear is a beautifully landscaped garden arranged over two easy-to-maintain levels, creating an excellent outdoor space for both relaxing and entertaining. Also located within the rear garden is the converted outbuilding, formerly the garage, which now offers an incredibly versatile blank canvas complete with power, lighting and plumbing already installed. Whether utilised as a self-contained annex, home office, gym or business premises, it provides fantastic additional potential to suit a variety of needs. This is a superb opportunity to acquire a spacious and fully renovated family home in a desirable Chorley location, offering flexible living accommodation both inside and out.

















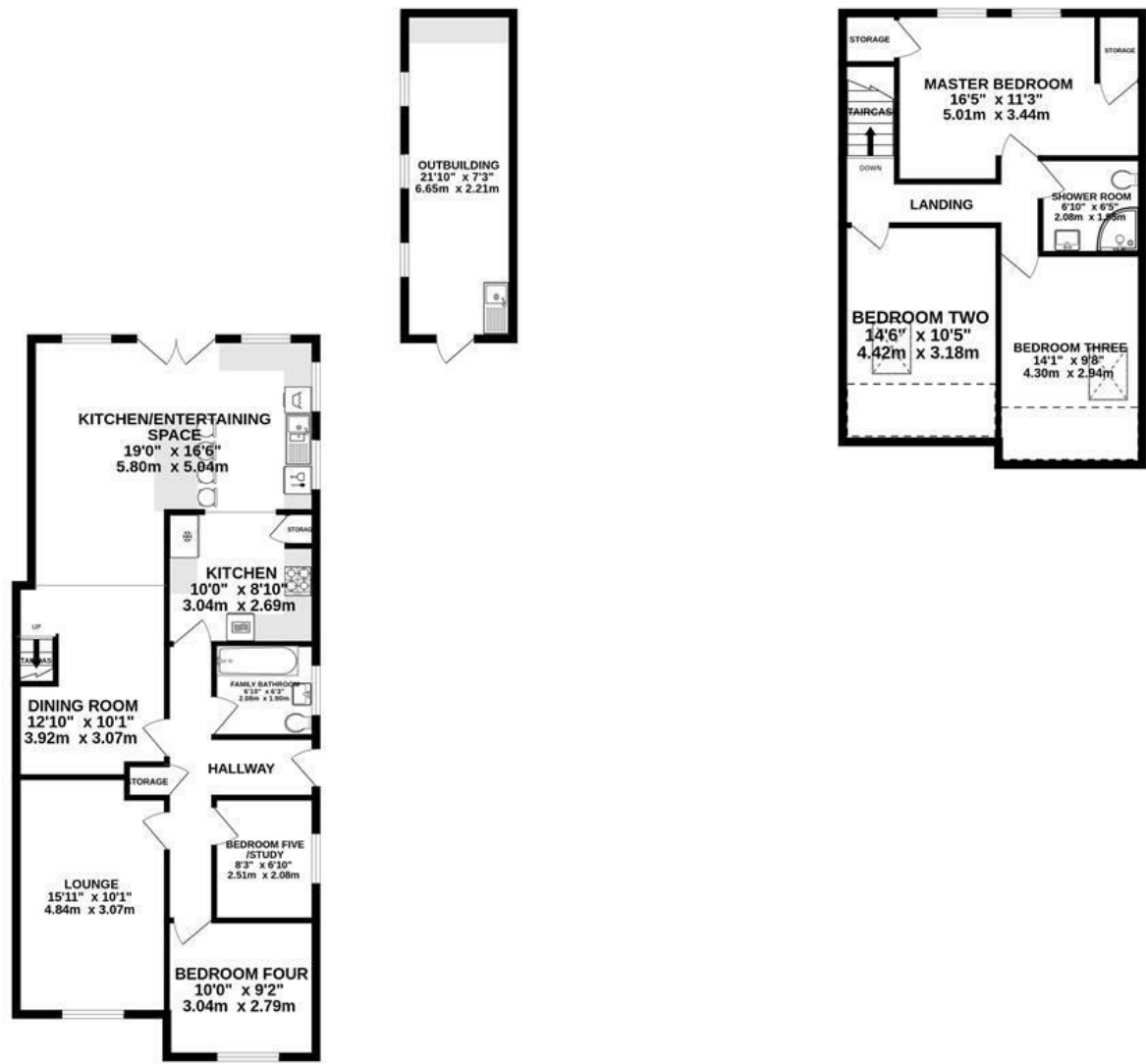




BEN ROSE

GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1668 sq.ft. (155.0 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		
	76	81
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	

