



## Deighton Road, Chorley

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace home, ideally suited to families and couples seeking spacious, modern living close to Chorley town centre. The property enjoys an excellent position with convenient access to local shops, supermarkets, restaurants, pubs and well-regarded schools. Strong travel connections include rail links to Preston and Manchester, frequent bus services to Preston, Blackburn and Wigan, and close proximity to the M6 and M61 motorways—perfect for commuters. Nearby towns such as Preston and Leyland also provide further amenities and attractions.

Stepping inside, the welcoming entrance hall benefits from a handy WC and leads into the home's generous living spaces. The spacious lounge offers a bright and comfortable area for relaxation. Towards the rear sits the impressive modern kitchen/dining room, complete with built-in appliances and ample room for family dining. From here, French doors open into the superb sitting room extension, creating a seamless flow between rooms and providing an ideal space for entertaining or additional family use. The sitting room also features French doors that fill the room with natural light.

To the first floor, the master bedroom is a well-proportioned double, complemented by a second double bedroom that offers excellent flexibility. The third bedroom serves perfectly as a single room or home office. A sleek modern three-piece family bathroom completes the floor.

Externally, the property boasts a driveway for two cars, offering valuable off-road parking. The rear garden is beautifully designed with a paved area, pebble patio seating zone, lawn and mature shrubs and plants that create a peaceful and private outdoor space.

A wonderful opportunity to acquire a stylish, well-located home offering superb comfort both inside and out.













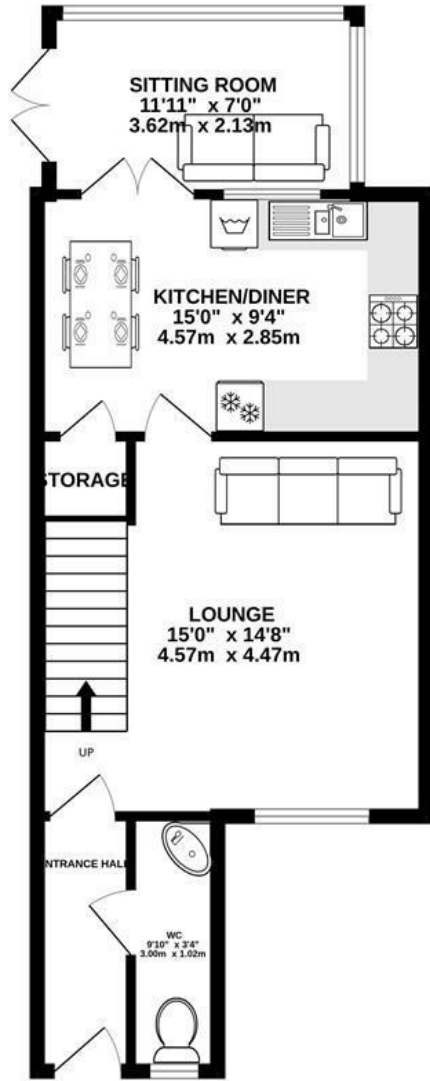




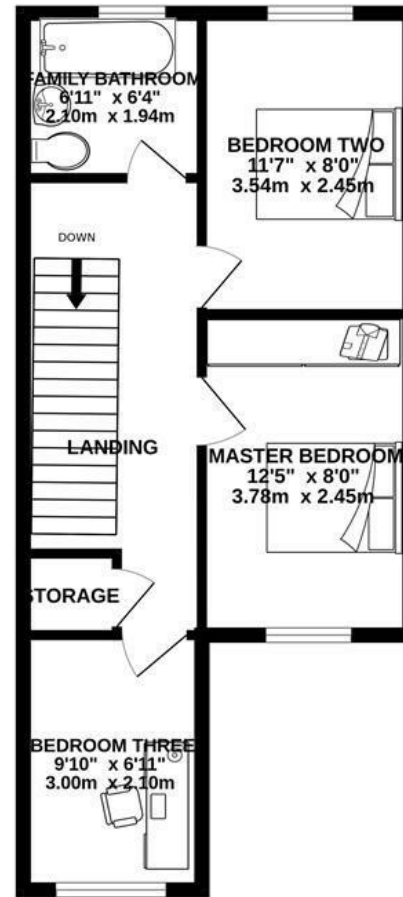




GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

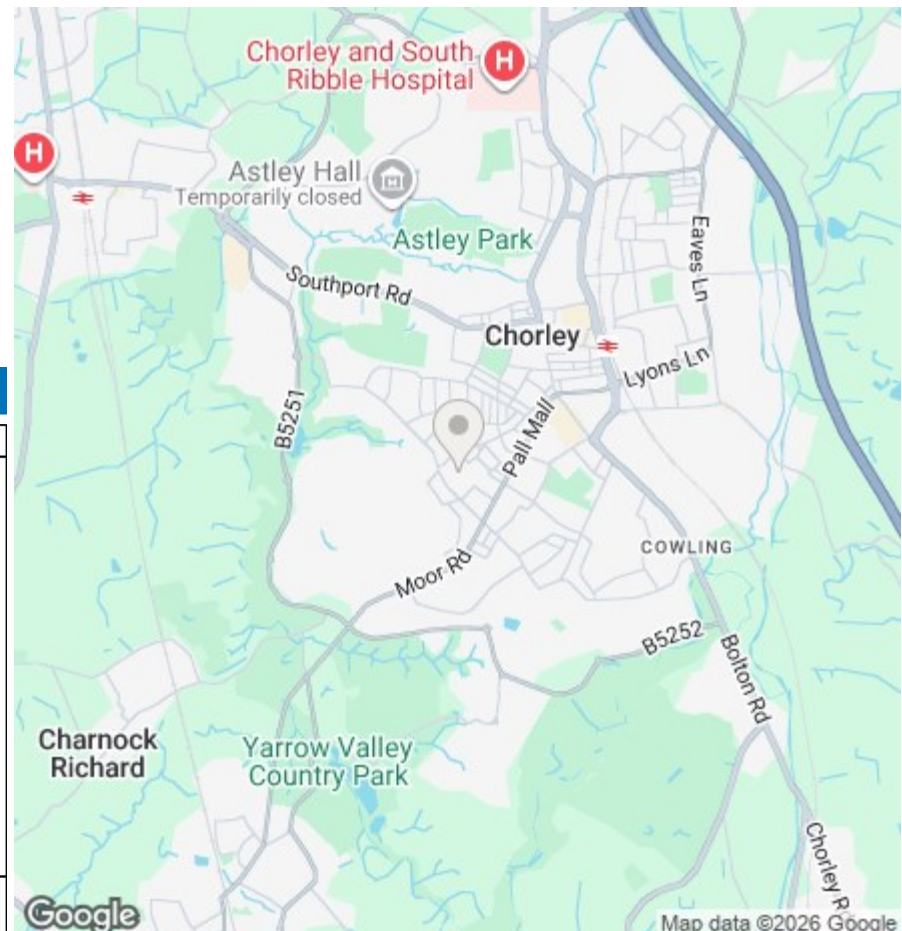


TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.

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>                            | <b>75</b>               | <b>86</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 |           |