



Ash Grove, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom, semi-detached home, offered with NO ONWARD CHAIN, situated in a popular and convenient area of Chorley. This lovely property presents an excellent opportunity for first-time buyers seeking a home they can truly make their own, with a blank canvas ready for modernisation while still retaining charming traditional features throughout. Ideally located, the home is just a short distance from Chorley town centre, offering a wide range of local amenities including shops, restaurants, and schools. Excellent travel links are also nearby, with Chorley train station providing direct access to major towns and cities, and the M61 and M6 motorways ensuring easy commuting across the North West.

Stepping into the property, you are greeted by a welcoming vestibule that leads into the main reception hall. To the front of the home sits a spacious lounge featuring a beautiful bow-fronted window that floods the room with natural light and a traditional feature fireplace that adds a warm and homely feel. French doors then open into the formal dining room – a perfect space for family meals – which in turn flows seamlessly into the bright conservatory overlooking the rear garden. Completing the ground floor is a well-sized kitchen/breakfast room, fitted with ample work surfaces and a breakfast bar for up to two people, providing a great spot for casual dining or morning coffee.

To the first floor, the home offers three well-proportioned bedrooms, each filled with natural light. The master bedroom mirrors the character of the lounge below, featuring a bow window and fitted wardrobes for added storage. The remaining bedrooms provide flexible space, ideal for children, guests, or a home office. A modern three-piece family bathroom completes this floor, equipped with an over-the-bath shower for added convenience.

Externally, the property benefits from a gated driveway providing off-road parking for up to two cars, which extends to a detached single garage located at the rear. The beautiful rear garden offers excellent privacy, bordered by a variety of mature shrubs and plants. A pleasant seating area provides the perfect spot for relaxation, with a neat lawn that wraps around to the rear of the garage.

Overall, this well-positioned and characterful property offers a fantastic opportunity for first-time buyers to create a wonderful family home in a sought-after part of Chorley.



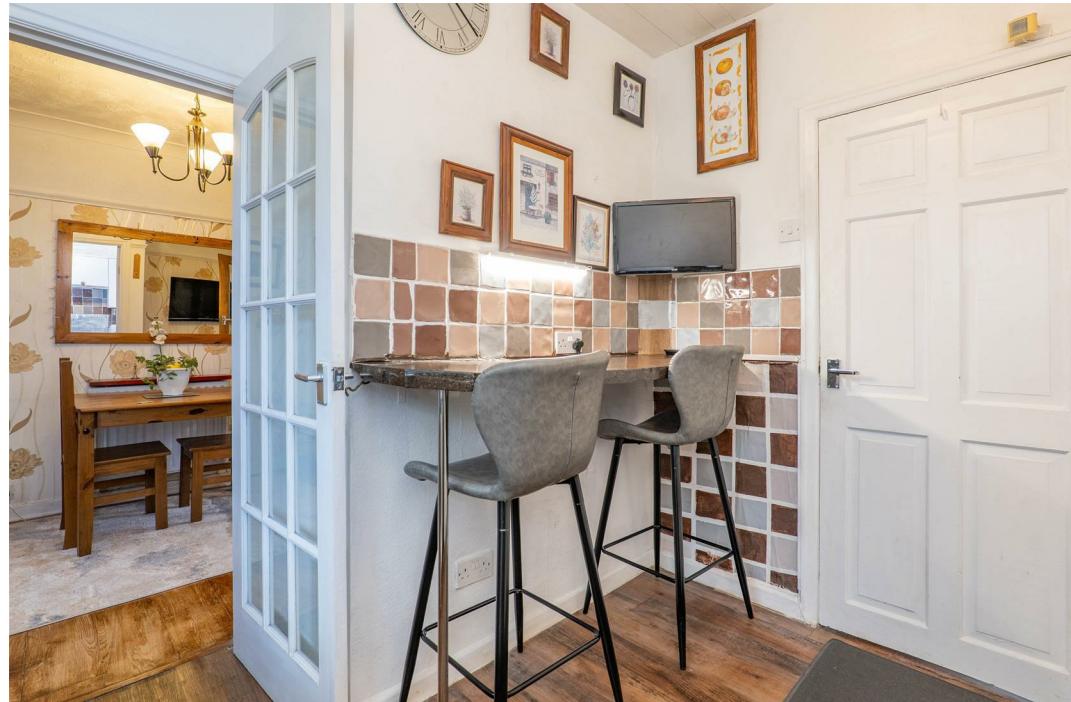




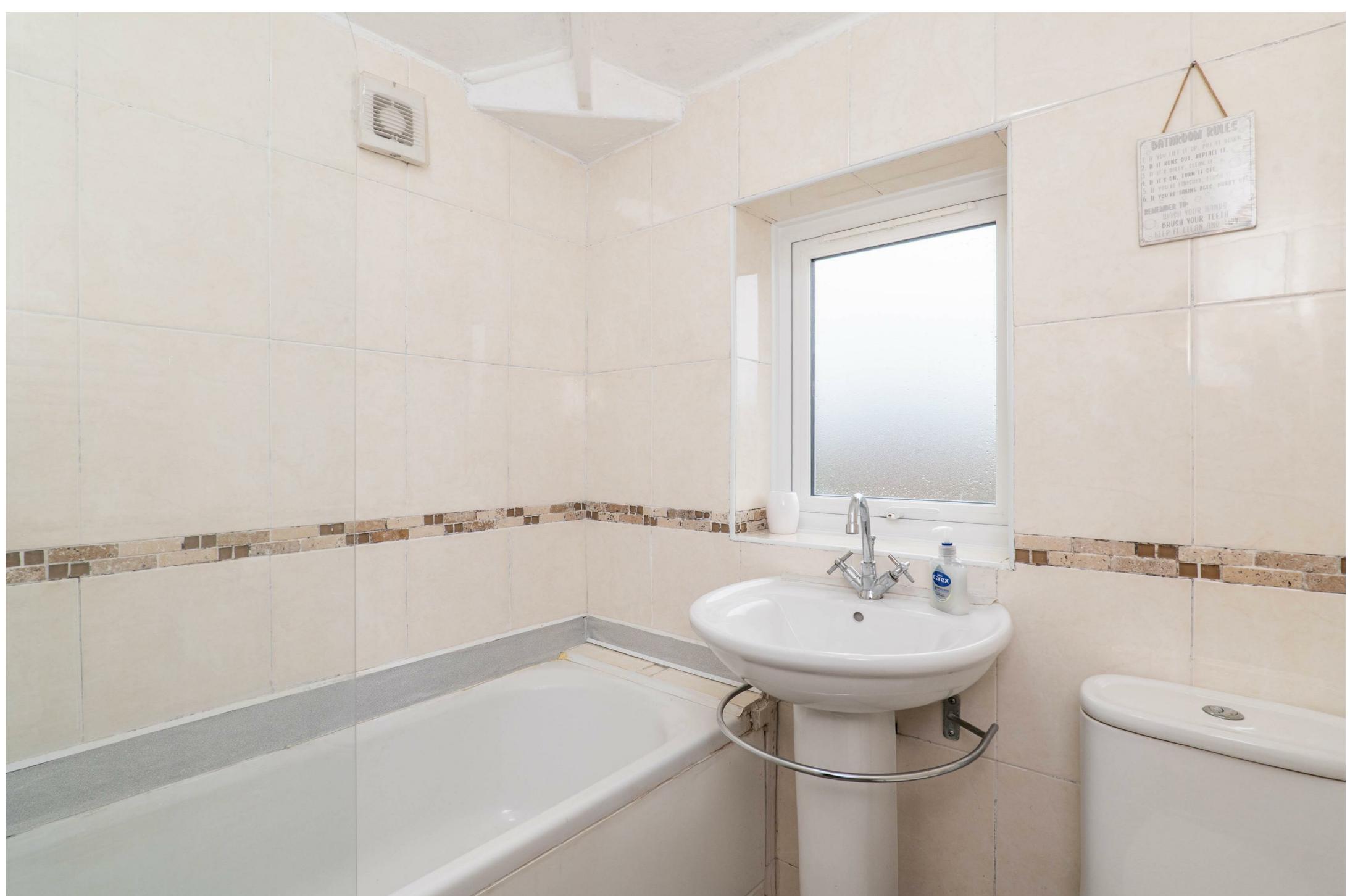










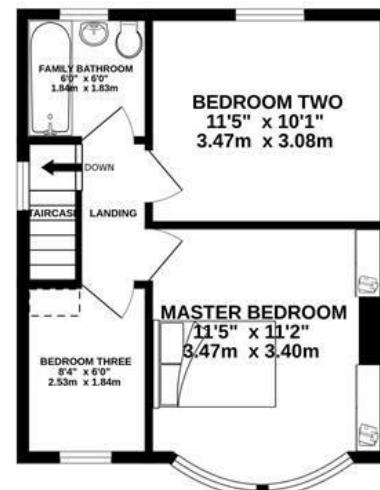
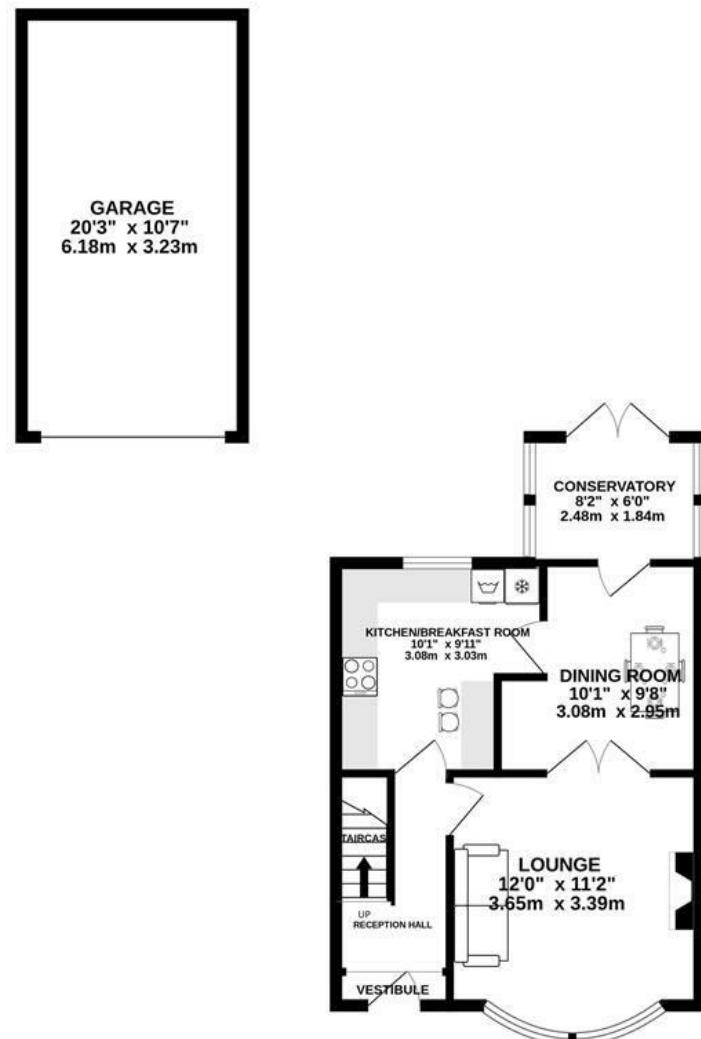




BEN & ROSE

GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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.



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
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	66
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
EU Directive	

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		
EU Directive		

