



The Cedars, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom semi-detached home, situated on a quiet cul-de-sac in a sought-after residential area of Chorley. Ideal for first-time buyers, couples, or small families, this charming property offers the perfect blend of comfort and practicality, enjoying a peaceful residential setting while remaining close to excellent local amenities. Chorley town centre is just a short drive away, offering a variety of shops, cafés, supermarkets, and leisure facilities, while nearby well-regarded schools make it an excellent choice for families. For commuters, Chorley train station is within easy reach, providing direct services to Preston, Manchester, and beyond. Excellent bus routes and convenient access to the M61, M6, and M65 motorways further enhance connectivity, while Astley Park and Yarrow Valley Country Park are both close by, offering beautiful green spaces for leisure and recreation.

Stepping into the property through the welcoming entrance porch, you are welcomed into the spacious lounge, which features a large front-facing window and an open staircase leading to the upper level. From here, you will enter the modern kitchen/breakfast room. The kitchen offers ample storage and worktop space, along with an integrated oven and hob and a convenient breakfast bar. From the kitchen, there is access to the bright and spacious conservatory at the rear, which provides versatile additional living space, ideal as a second sitting room or dining room, with double doors opening directly onto the rear garden.

Moving upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. Completing this level is a modern three-piece family bathroom featuring an over-the-bath shower.

Externally, the front of the property features a well-maintained lawn alongside a spacious driveway providing off-road parking for multiple vehicles. To the rear is a generously sized south-facing garden enjoying a private, non-overlooked aspect. The garden features a low-maintenance loose stone patio, raised decking area, established planted borders, and a charming central feature, creating a peaceful and secluded space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.







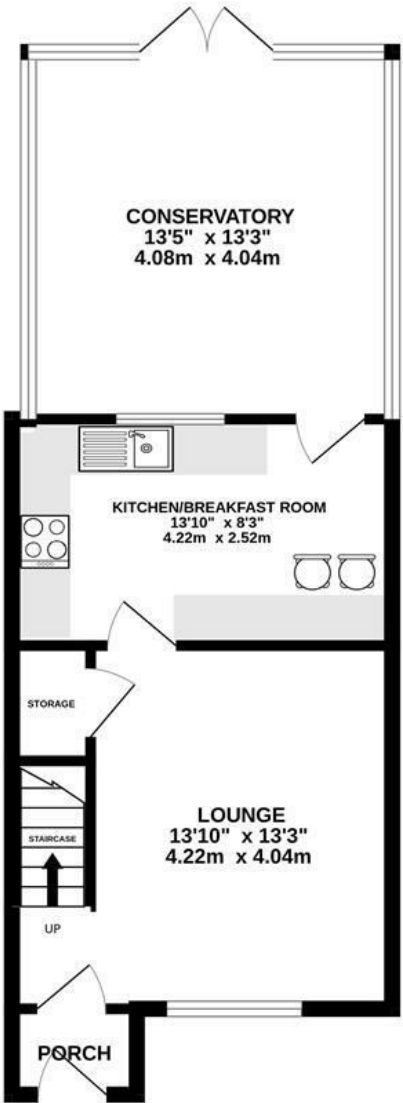




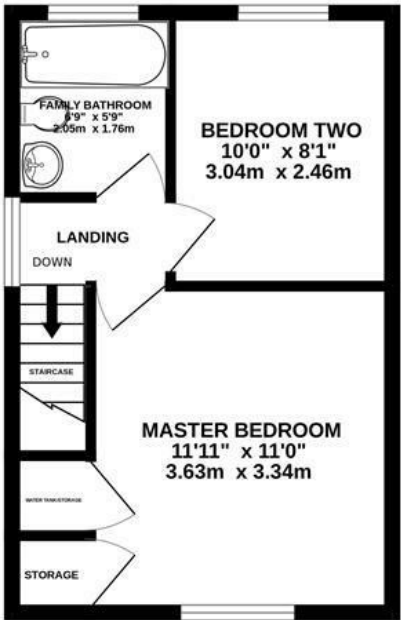


BEN ROSE

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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) 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 	

