



Collison Avenue, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this well presented three bedroom semi-detached home, situated in a sought-after area of Chorley, Lancashire. This lovely family home offers a blend of character and modern living, featuring spacious interiors and attractive stained-glass details, along with a pleasant rear aspect overlooking a local park. Ideally located close to Chorley town centre, the property benefits from easy access to a range of shops, supermarkets, schools and leisure facilities. Excellent travel links are also nearby, including Chorley train station with direct routes to Manchester and Preston, convenient bus routes, and easy access to the M61 and M6 motorways, making it ideal for commuters and growing families alike.

Upon entering the home, you are welcomed via a vestibule into a charming main reception hall, complete with stained-glass windows and an open staircase that adds character and a sense of space. To the front sits the bright and inviting lounge, enhanced by a bay-fronted window allowing plenty of natural light to fill the room. Moving through to the rear, you'll find a spacious dining room, also benefitting from a bay window, creating a versatile area perfect for family meals or entertaining guests. The ground floor is completed by a modern fitted kitchen, offering ample storage, an integrated dishwasher, and direct access out to the rear garden.

Ascending to the first floor, the property offers three well-proportioned bedrooms, two of which include fitted wardrobes for added convenience. The rear-facing bedrooms enjoy pleasant views overlooking Devonshire Park, providing a peaceful outlook. Completing the first floor is a stunning four-piece family bathroom, featuring a freestanding bath alongside a separate shower, delivering both style and practicality for family living.

Externally, the property offers a driveway to the front with space for up to two cars, which leads to a detached garage, providing additional storage or parking options. To the rear is a beautiful, enclosed garden, comprising a seating area perfect for outdoor dining and a well-maintained lawn, ideal for children and families to enjoy. This is a fantastic opportunity to acquire a charming and spacious home in a convenient and desirable location.















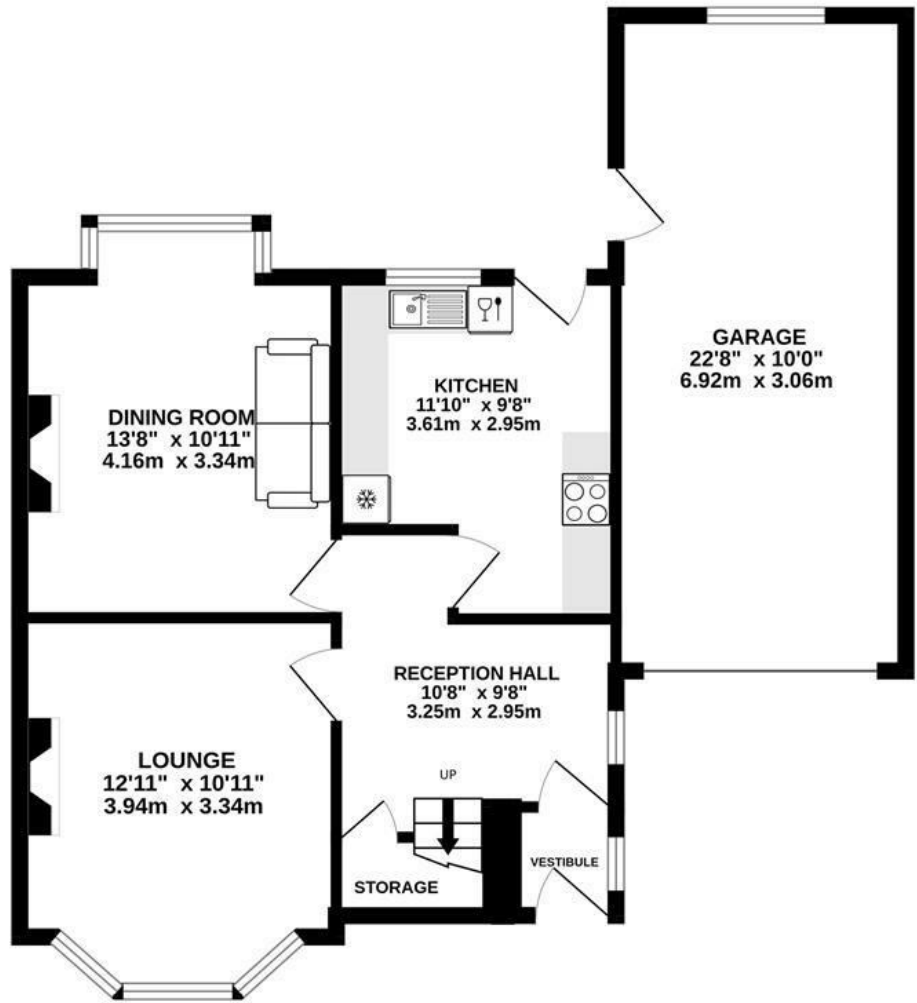




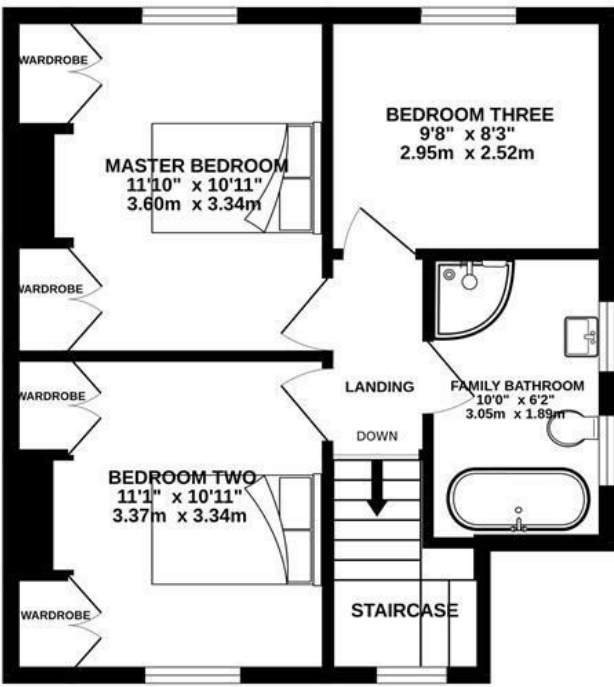


BEN ROSE

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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		
	69	76
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	

