



**Guildford Avenue, Chorley**

**Offers Over £299,995**

**\*\*NO CHAIN\*\***

Ben Rose Estate Agents are pleased to present to market this immaculately decorated and extended detached family home, finished to an exceptional standard throughout. Situated within a popular residential area of Chorley, the property enjoys close proximity to the town centre, offering a wide range of shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent transport links are on hand, with Chorley railway station providing direct services to Preston and Manchester, along with frequent bus routes to Preston, Blackburn and Wigan. Commuters will also benefit from easy access to the M6 and M61, making surrounding towns such as Preston and Leyland readily accessible.

Stepping inside, the welcoming entrance hall provides access to the principal ground floor rooms. The spacious lounge offers a warm and inviting atmosphere, centred around a stylish feature fireplace. To the rear, the home has been thoughtfully extended to create a stunning, light-filled kitchen and dining space, complete with Velux windows and French doors opening onto the garden. The fitted kitchen includes a double oven, microwave and fridge/freezer, making it ideal for family living and entertaining. A separate utility room with integrated dishwasher adds further practicality, while a dedicated study provides a perfect home working environment.

The first floor continues the home's high-quality finish, with dimmer switches and TV points fitted in all bedrooms. The master bedroom is a generous double featuring built-in wardrobes, complemented by a further double bedroom and a well-sized single room. The modern family bathroom boasts a walk-in shower with both waterfall and wand shower heads, while a separate WC adds convenience.

Externally, the property features a tarmac driveway with parking for up to four vehicles, enhanced by motion-sensor LED lighting, raised beds and a gravel pathway leading to the front door. The rear garden is a true highlight, offering a flagged patio, low-maintenance faux grass lawn, an illuminated arbour with infrared heating, raised flower beds with water feature, a fully insulated storage outbuilding with power and lighting, and a brick-built workshop. Additional notes include full fibre broadband, laminate flooring throughout (excluding stairs and landing), oak veneer internal doors, a new roof, external soffit lighting and speakers, and all blinds and curtains included in the sale.















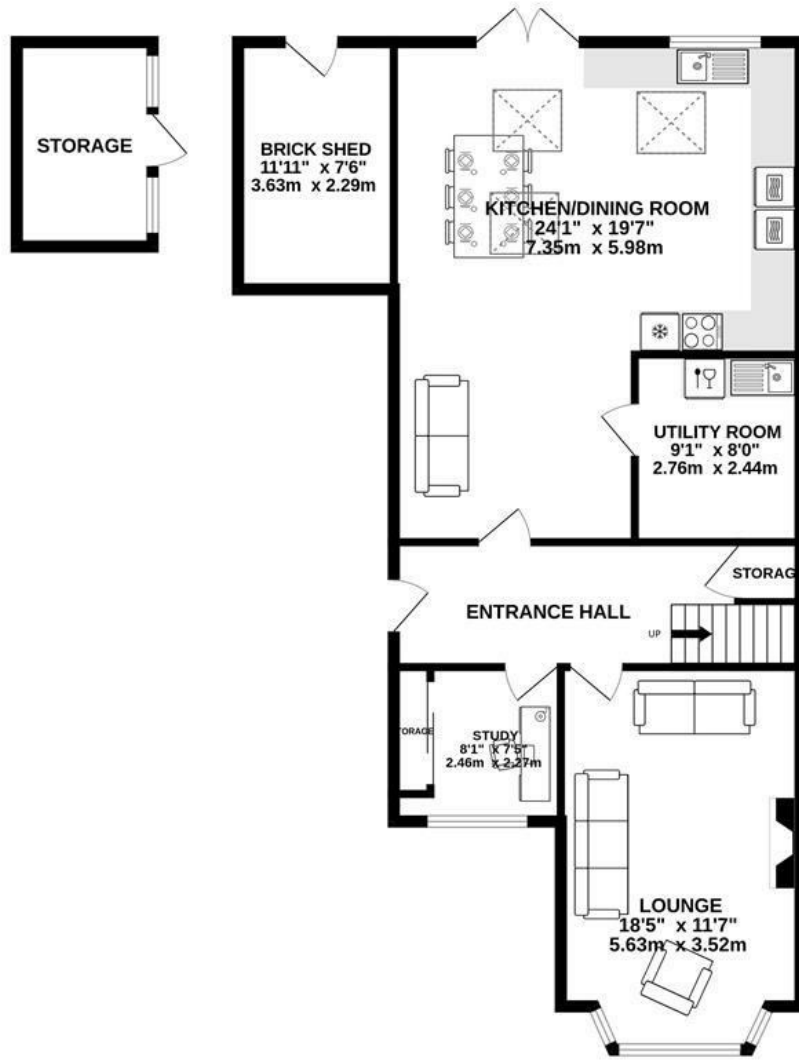




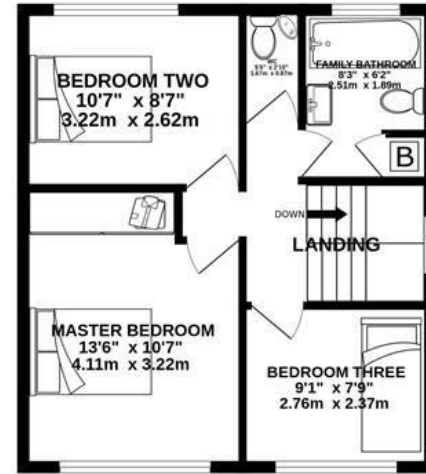


# BEN ROSE

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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>		
(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>71</b>	<b>76</b>
<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	