



## Threlfall, Chorley

**Offers Over £269,995**

Ben Rose Estate Agents are pleased to present to market this spacious and well-presented three-bedroom detached family home, situated within the highly desirable area of Astley Village, Chorley. Offering generous living accommodation throughout alongside excellent outdoor space, this property is perfectly suited to families looking for a home in a quiet yet convenient residential setting. Astley Village remains one of Chorley's most sought-after locations thanks to its excellent local schools, nearby parks, supermarkets, cafés and leisure facilities, all within easy reach. The property benefits from fantastic travel links, including nearby access to the M61 and M6 motorways, ideal for commuting towards Preston, Manchester and surrounding Lancashire towns. Chorley town centre is only a short drive away and offers a wider range of shopping and dining options, whilst Chorley train station provides direct rail services to Manchester, Preston and beyond. There are also regular local bus routes nearby, making day-to-day travel simple and convenient for families.

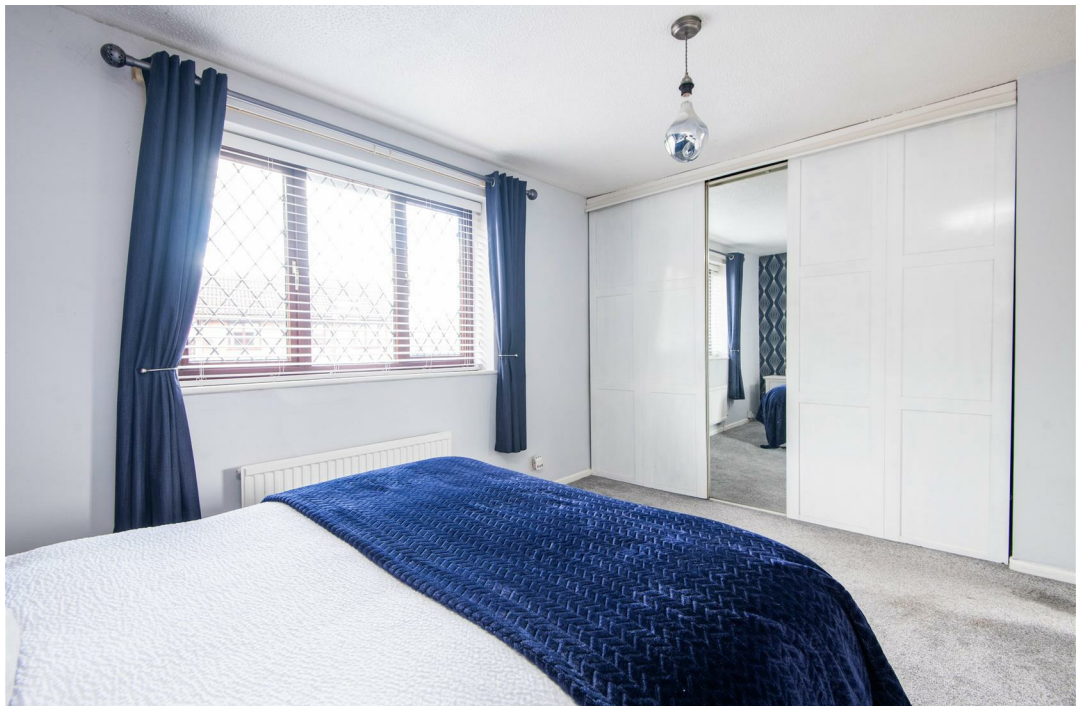
Upon entering the home, you are welcomed into the entrance hall which leads to the first floor staircase and through into the expansive open plan lounge and dining room. This impressive living space is flooded with natural light and benefits from a feature fireplace, creating a warm and inviting atmosphere whilst offering ample room for both relaxing and entertaining. The dining area flows seamlessly into the modern fitted kitchen, which is well-equipped with integrated appliances, generous worktop space and a unique bay window feature that adds further character and brightness to the room. Completing the ground floor is the large conservatory extension, accessed from the lounge, which significantly enhances the living space and provides wonderful views over the rear garden, making it an ideal additional sitting area throughout the year.

To the first floor, the landing provides access to all three bedrooms. Two of the bedrooms are comfortable doubles, with the master bedroom benefitting from built-in wardrobes offering excellent storage solutions. The third bedroom is versatile in use and would work perfectly as a child's bedroom, nursery or home office depending on individual needs. Serving the first floor is the modern three-piece family bathroom, finished in a practical and neutral style.

Externally, the property enjoys excellent kerb appeal with a driveway to the front providing off-road parking for multiple vehicles and leading to the garage, which offers excellent additional storage space or potential for hobbies and workshop use. A well-maintained front lawn alongside mature surrounding hedges enhances the home's privacy and attractive setting. To the rear, the garden has been designed for low maintenance and entertaining, featuring a combination of paved and pebbled areas with ample space for outdoor seating and social gatherings. A hot tub area with pergola creates a fantastic outdoor retreat for enjoying the warmer months with family and friends. Combining spacious accommodation, versatile living areas and a highly convenient location, this wonderful detached home is an excellent opportunity for families looking to settle within Astley Village.







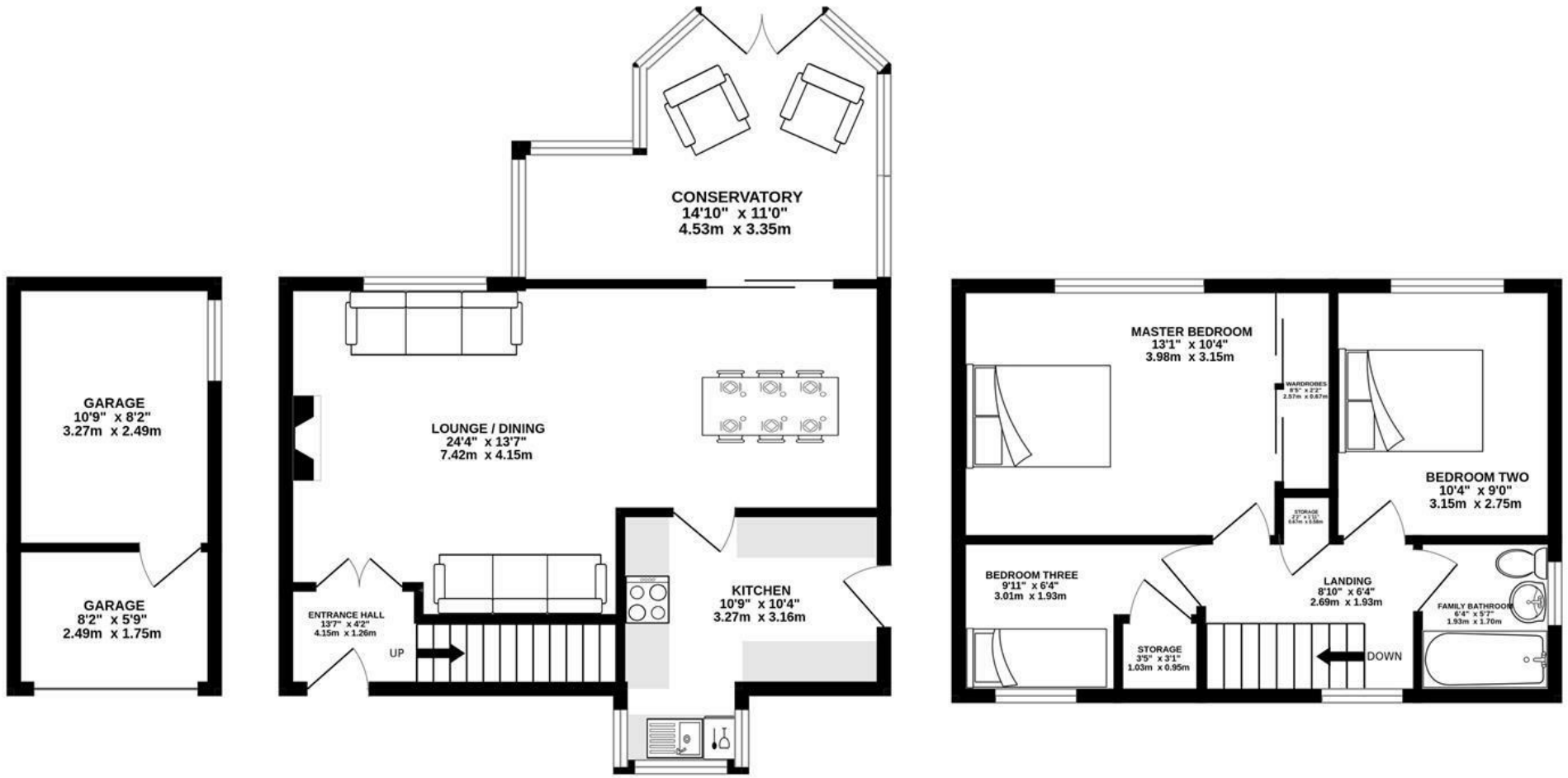






GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.

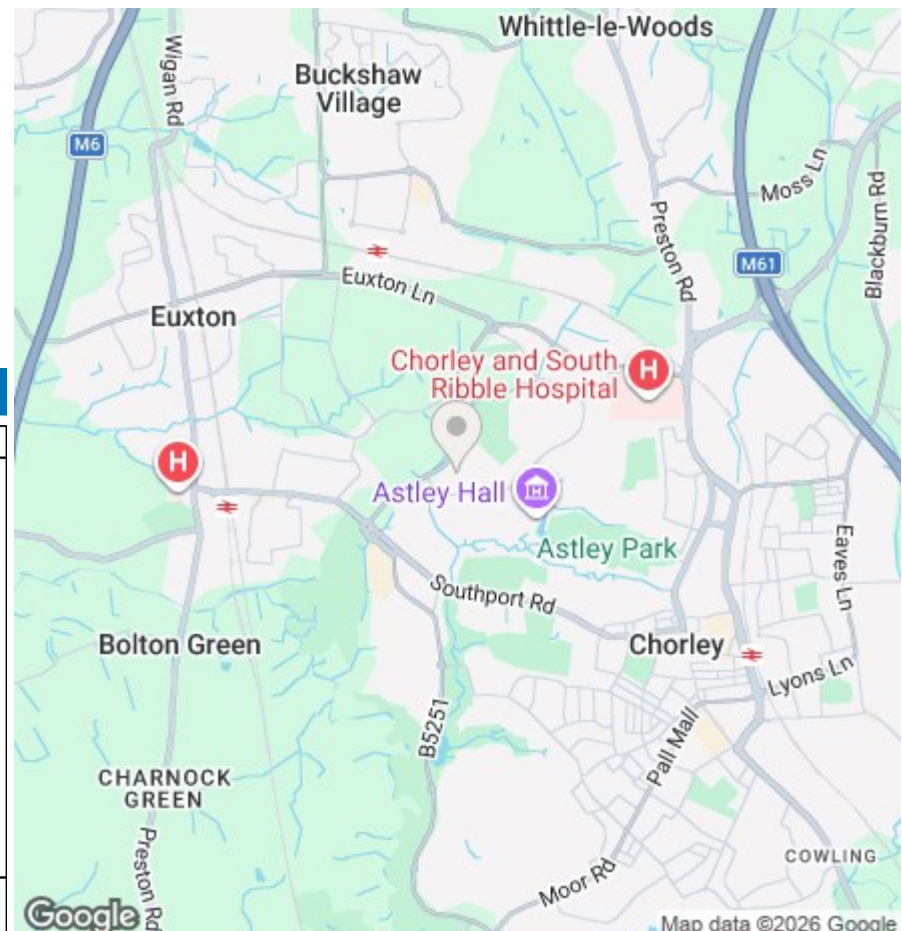


TOTAL FLOOR AREA : 1083 sq.ft. (100.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		