



## Southdowns Road, Chorley

**Offers Over £319,995**

Ben Rose Estate Agents are pleased to bring to the market this well presented four-bedroom semi-detached family home, nestled on a quiet cul-de-sac in a popular residential area of Chorley. Offering generous living accommodation both inside and out and presented with no onward chain, this lovely home is ideal for families looking for a straightforward move into a spacious and well-positioned home. Conveniently situated just a short drive from Chorley town centre, the property benefits from excellent local schools, supermarkets, shops, and amenities. It also enjoys superb transport links via the nearby Chorley train station and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, featuring a charming central fireplace and a beautiful bay window overlooking the front aspect. Double doors lead through to the dining room, which offers ample space for a large family dining table and benefits from sliding patio doors opening onto the rear garden. Continuing through the home, you will enter the modern fitted kitchen, which offers ample storage and space for freestanding appliances. Just off the kitchen is a practical utility room, providing additional space for appliances and giving access to a convenient three-piece shower room, the attached garage, and a single door leading out to the rear garden.

Moving upstairs, you will find four well-proportioned bedrooms, all benefiting from integrated storage. A contemporary three-piece family bathroom featuring an over-the-bath shower completes this level.

Externally, the front of the property boasts a private driveway providing off-road parking for multiple vehicles, along with up-and-over access to the attached garage, which is equipped with power and lighting.

To the rear is an impressive south-facing garden, featuring a well-maintained lawn, multiple patio areas, and established borders with a variety of mature trees and planting, including hazelnut, apple, pear, and gooseberry trees. This beautifully secluded garden provides a wonderful space for relaxing or entertaining, while also benefiting from a useful storage sheds.

Early viewing is highly recommended to fully appreciate the space, location, and wonderful outdoor setting this family home has to offer.





































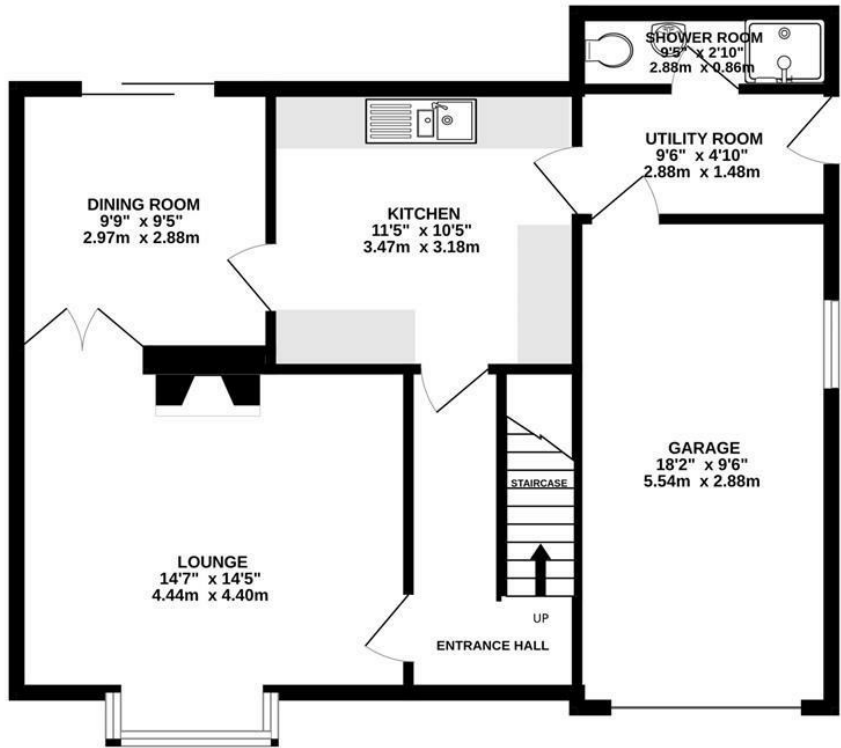




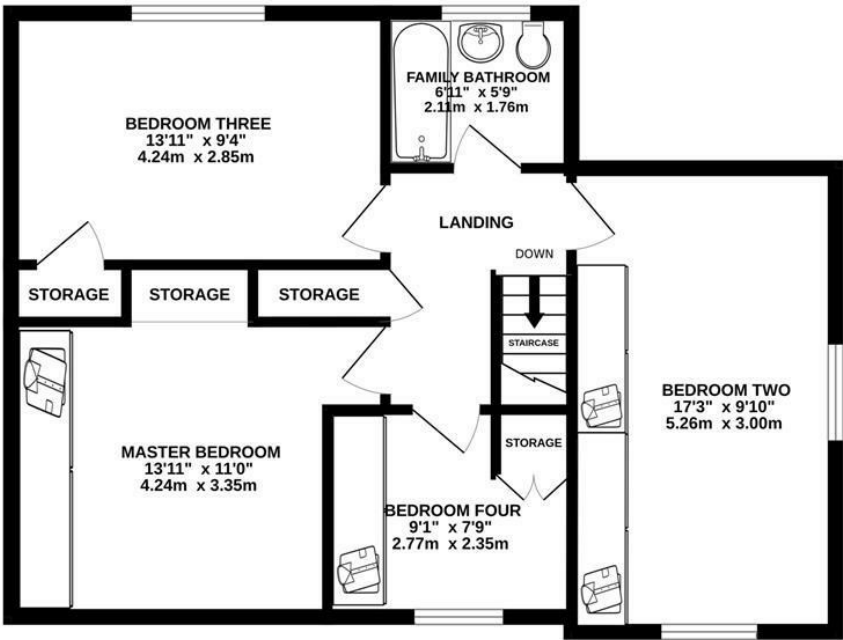


# BEN ROSE

GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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 |                         |           |
|                                             | 65                      | 71        |
| England & Wales                             | 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 |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

