BEN ROSE



Studfold, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home in Chorley, offering a versatile layout, generous reception space and a secluded rear garden, making it an appealing choice for families seeking a home with plenty of potential to suit their lifestyle. The property benefits from a flexible arrangement of living areas, allowing for both relaxed family time and more formal entertaining, while its position in Chorley provides convenient access to a range of everyday amenities, schools and leisure facilities. Chorley town centre offers an excellent selection of shops, supermarkets, cafés and restaurants, alongside parks and recreational spaces for all ages. For commuters, Chorley railway station provides services towards Preston, Manchester and beyond, while the nearby M6, M61 and M65 motorways offer convenient road connections across Lancashire and the wider North West. Regular bus services also serve the surrounding areas, making this a well-positioned home for families balancing work, education and leisure.

Stepping inside, the welcoming porch immediately sets the tone, with wooden plank flooring and a south-facing window creating a bright and airy entrance. An opening straight ahead leads into the spacious front lounge, while a separate door to the left provides access to the second reception room, offering excellent flexibility for use as a playroom, home office or additional sitting room. The main lounge continues the wooden flooring and benefits from a front-facing window, allowing natural light to flow into the space. To the rear left, a useful storage room provides additional practicality, with a separate door giving access to the staircase. An opening at the back of the lounge leads through to the generously proportioned kitchen diner, which offers ample room for family meals and entertaining. The modern fitted kitchen incorporates a range of integrated appliances, with the dining area providing a natural gathering point for everyday life. The dining space continues the wooden plank flooring, while tiled flooring defines the kitchen area, which enjoys views over the rear garden through a window. A door immediately to the left of the dining area leads to a three-piece shower room, adding valuable convenience to the ground floor. Completing this level, glazed double doors open directly onto the flagged patio and secluded rear garden, creating an inviting connection between the indoor living space and the outdoors. The second reception room, accessed from the porch, features a front-facing window, vinyl flooring and PVC-clad walls, providing a versatile additional room to adapt to the needs of the household.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom facilities. The master bedroom is positioned to the front of the property and features a front-facing window alongside a distinctive slatted mirror feature wall, adding character to the room. Bedroom two also overlooks the front of the home, while bedroom three enjoys a view across the rear garden, offering a pleasant outlook. The flexible bedroom arrangement lends itself to a variety of family requirements, whether accommodating children, providing a guest bedroom or creating a dedicated workspace. Completing the first floor is a two-piece family bathroom comprising a shower bath with an overhead shower and tiled flooring, accompanied by a separate WC, also finished with tiled flooring. This separate arrangement offers additional practicality for busy family mornings.

Externally, the property benefits from a tarmacked driveway to the front, providing off-road parking for up to two cars and leading directly to the entrance porch. To the rear, the secluded, east-facing garden offers a private outdoor setting, with a flagged patio extending across the back of the property and sheltered by an open-frame timber lean-to with a transparent plastic roof, providing a useful covered area for outdoor seating. The majority of the garden is laid with artificial grass, offering a low-maintenance finish with space for children to play or for enjoying time outdoors. A substantial wooden summer house provides an attractive additional feature, ideal for use as a hobby room, garden retreat or storage space, depending on individual needs. The garden is enclosed by fencing panels, with a border and a small section of hedge to the right, complemented by a planted area and bush in the front-left corner, adding greenery to the space. Combining three bedrooms, versatile reception accommodation, a generous kitchen diner and a private garden, this semi-detached home offers an excellent opportunity for families looking for adaptable living space in a convenient Chorley location.

















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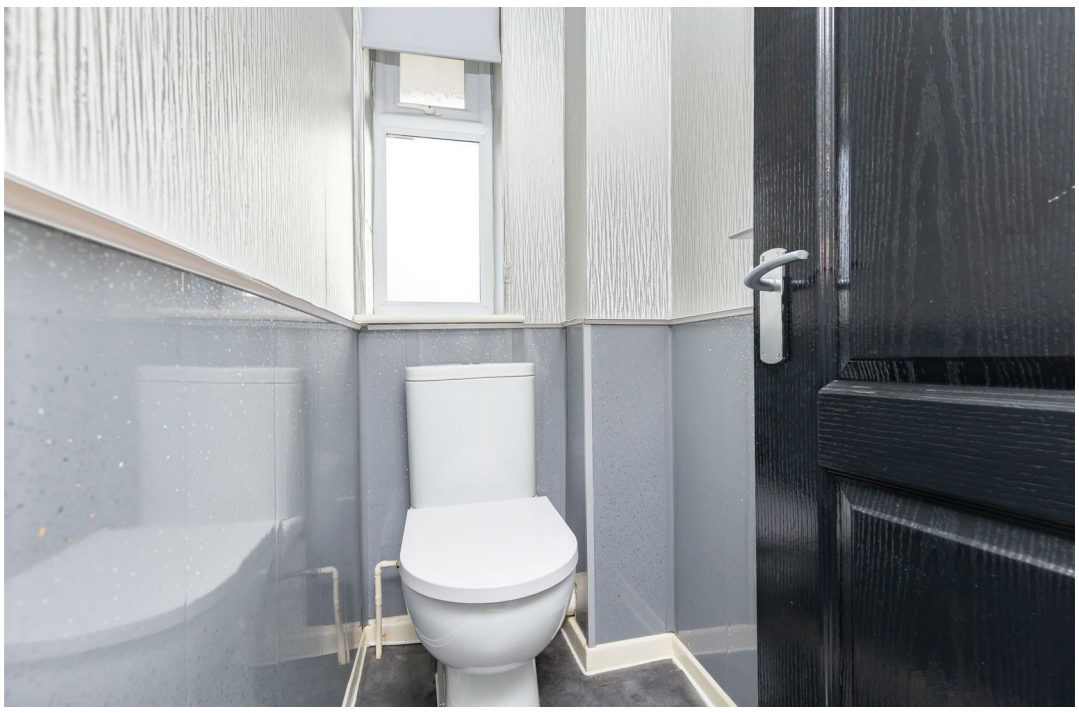
















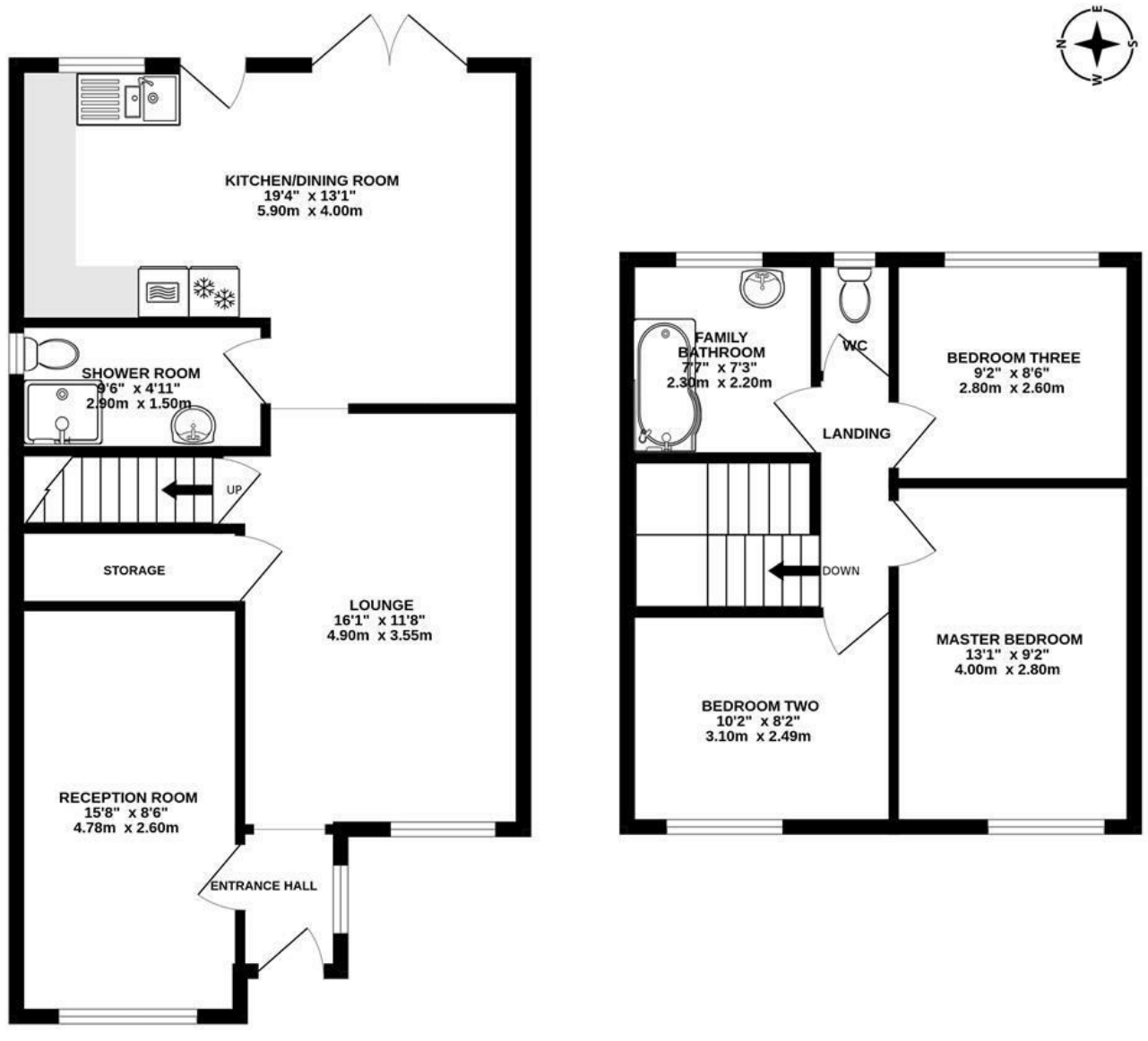


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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

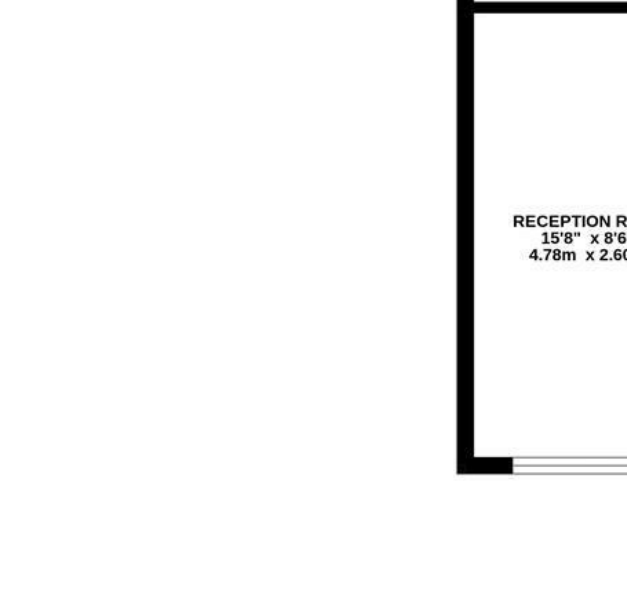
1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.

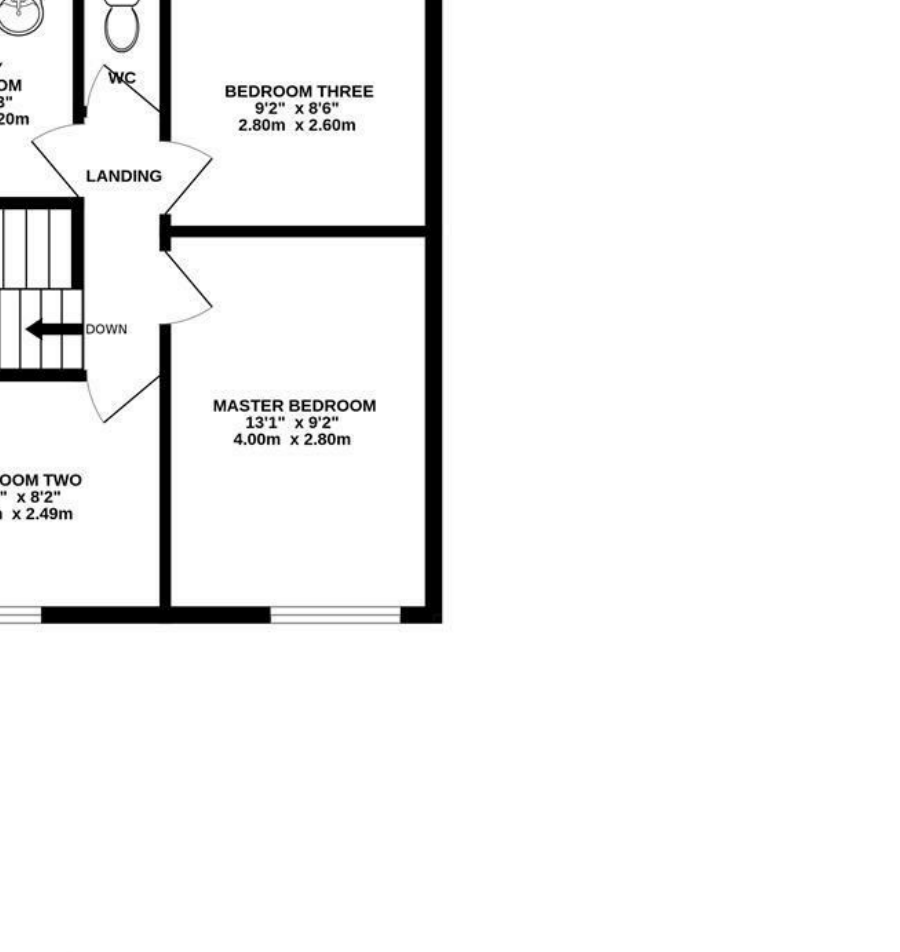


TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

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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