



Clover Road, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property, situated in a sought-after area of Chorley, Lancashire. The property benefits from close proximity to Chorley town centre, which is just a short drive away, offering a wide range of amenities, well-regarded schools, and leisure facilities. It is also ideally positioned for Southlands School, which is conveniently located just across the road. The surrounding area boasts scenic walks, parks, and local attractions, making it ideal for family life. In addition, the property benefits from excellent travel links, including nearby train stations and regular bus routes, as well as easy access to the M61 and M6 motorways.

Stepping into the property through the porch, you are welcomed into the entrance hallway, where a staircase leads to the first floor. To the left, you will find the spacious lounge, featuring a central fireplace and a beautiful bay window overlooking the front aspect. Moving through, you enter the dining room, which is currently utilised as a second sitting room. This versatile space offers ample room for a large family dining table and benefits from convenient access to under-stairs storage. From here, you are led into the modern kitchen, which is fitted with an integrated oven and hob, along with additional space for freestanding appliances. A single door provides access to the rear yard.

Moving upstairs, you will find three well-proportioned bedrooms, as well as a contemporary four-piece family bathroom.

Externally, there is ample on-street parking to the front. To the rear is a low-maintenance L-shaped yard, offering an excellent space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







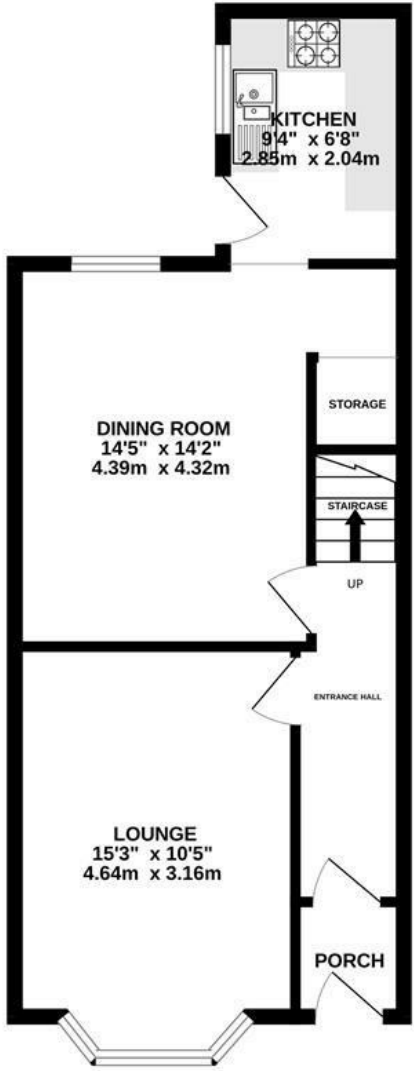




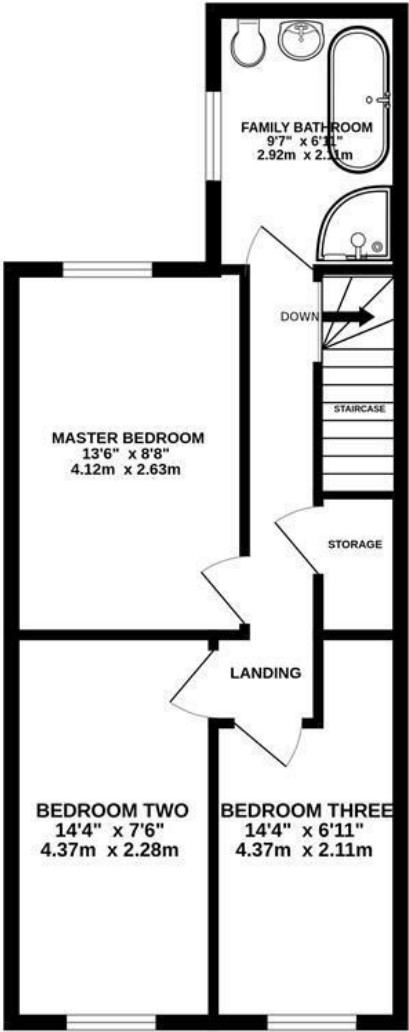


BEN ROSE

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.3 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		
	73	80
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 	

