



Southdowns Road, Chorley

Offers Over £209,995

Ben Rose Estate Agents are delighted to bring to market this three bedroom, semi detached property near to the town centre of Chorley. This would be an ideal home for a couple or small family offering good space throughout. The property is a two minute drive away from Chorley town centre and its superb local schools, supermarkets and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways and Chorley train station.

Internally, the property briefly comprises a welcoming entrance hall that leads into the spacious lounge. The lounge features a gorgeous fireplace with a feature gas fire and is well lit by the large front facing window. Continuing into the home, you'll find an open plan kitchen diner with room for a family dining table or the potential to be used as an additional family/snug room. The Kitchen diner boasts its own real fireplace, keeping the ground floor nice and warm in colder evenings. The kitchen features ample worktop space as well as modern amenities. To the rear, a set of double patio doors provide access to the rear garden further extending your living space. Just outside the kitchen is an external utility room with space for several freestanding appliances.

Moving upstairs, you'll find three good sized bedrooms, the master bedroom and bedroom two both being doubles. The master bedroom also benefits from built-in storage solutions. Completing this floor is the bright and modern three piece family bathroom.

Externally, there is a driveway to the front of the property that provides off the road parking. To the rear of the home is a tranquil retreat that the owners have clearly put a lot of time into. The well sized garden features a vegetable patch as well as a storage shed/covered seating area. With full electricity, lights and a working fireplace, this space provides the perfect opportunity for outdoor entertaining and socialising. The garden also boasts a full wood fire pizza oven further adding to entertaining possibilities. Overall, this cosy home manages to combine a mix of comfort, charm and convenience. Early viewing is highly advised







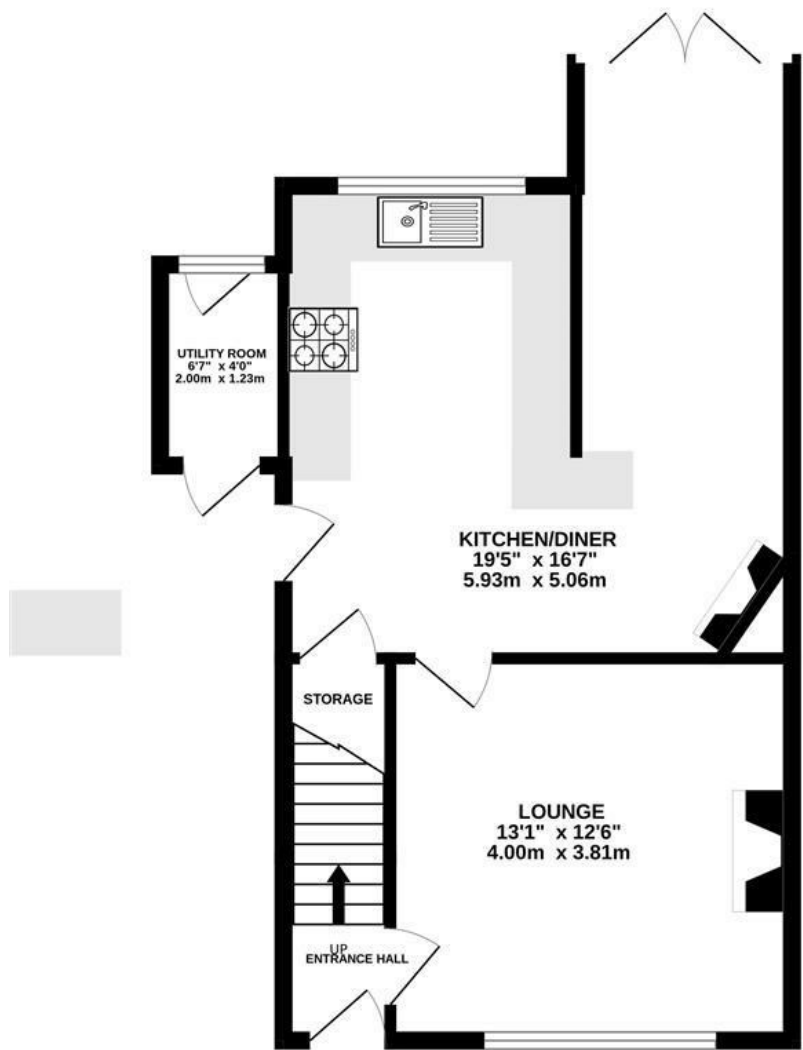




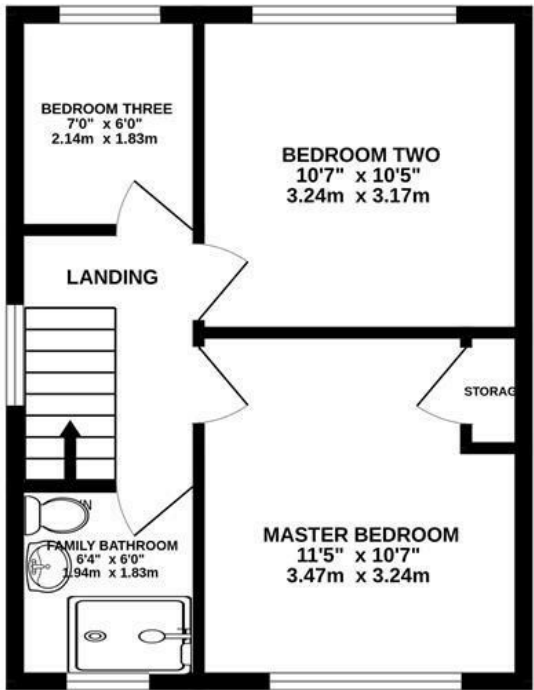


BEN ROSE

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.




TOTAL FLOOR AREA : 867 sq.ft. (80.5 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.
Made with Metropix ©2024



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		
	67	83
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 	

