BEN ROSE



Collingwood Road, Chorley

Offers Over £209,995

Ben Rose Estate Agents are pleased to present to market this spacious semi-detached family home, offering generous living accommodation throughout, two reception rooms, three well-proportioned bedrooms and a substantial rear garden. Ideally suited to growing families, the property offers excellent potential to personalise and make your own whilst already providing a versatile layout for modern family life. Situated within Chorley, the home is conveniently placed for a range of local amenities, including supermarkets, shops, schools, parks and leisure facilities, with Chorley town centre offering a wider selection of shopping, dining and entertainment options. Chorley railway station provides convenient connections towards Preston, Manchester and surrounding areas, whilst the nearby M6, M61 and M65 motorway networks offer excellent links for commuters travelling throughout Lancashire, Greater Manchester and beyond.

Stepping into the property, the entrance hall provides access to all principal ground floor rooms, along with the staircase leading to the first floor. The generously sized lounge is a welcoming space to relax, featuring a charming fireplace and a large bay window which allows plenty of natural light to fill the room. Adjacent is the equally spacious dining room, offering ample room for family meals and entertaining, with double doors overlooking the rear garden and creating a lovely connection between the indoor and outdoor spaces. The kitchen is well-proportioned and fitted with all the essential appliances and storage, whilst offering plenty of scope for buyers looking to personalise the space to their own tastes. From here, there is access to a ground floor family bathroom fitted with a toilet, wash basin and shower, as well as the integral converted garage, providing a useful additional space ideal for storage or household essentials.

Heading upstairs, the landing provides access to three bedrooms and a further family bathroom. The master bedroom and second bedroom are both generous in size, with several built-in wardrobes providing convenient storage and helping to maximise the available floor space. The third bedroom offers flexibility to suit a range of needs, making an ideal children's bedroom, nursery or home office. Completing the first floor is a family bathroom, finished to a good standard and serving the bedrooms with practicality and convenience.

Externally, the property benefits from a gated driveway to the front, providing parking for several vehicles alongside access to the converted garage. To the rear is a generously sized garden offering an excellent outdoor space for families, comprising two large lawned areas separated by several steps, with flower beds dotted throughout adding colour and character. A paved seating area provides the perfect spot for outdoor furniture, summer dining or entertaining, whilst a practical garden shed offers additional storage. Offering spacious accommodation, two reception rooms, ample parking and a fantastic garden, this appealing home presents an excellent opportunity for families seeking a property with room to grow, in a convenient Chorley location.





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REGISTER NOW













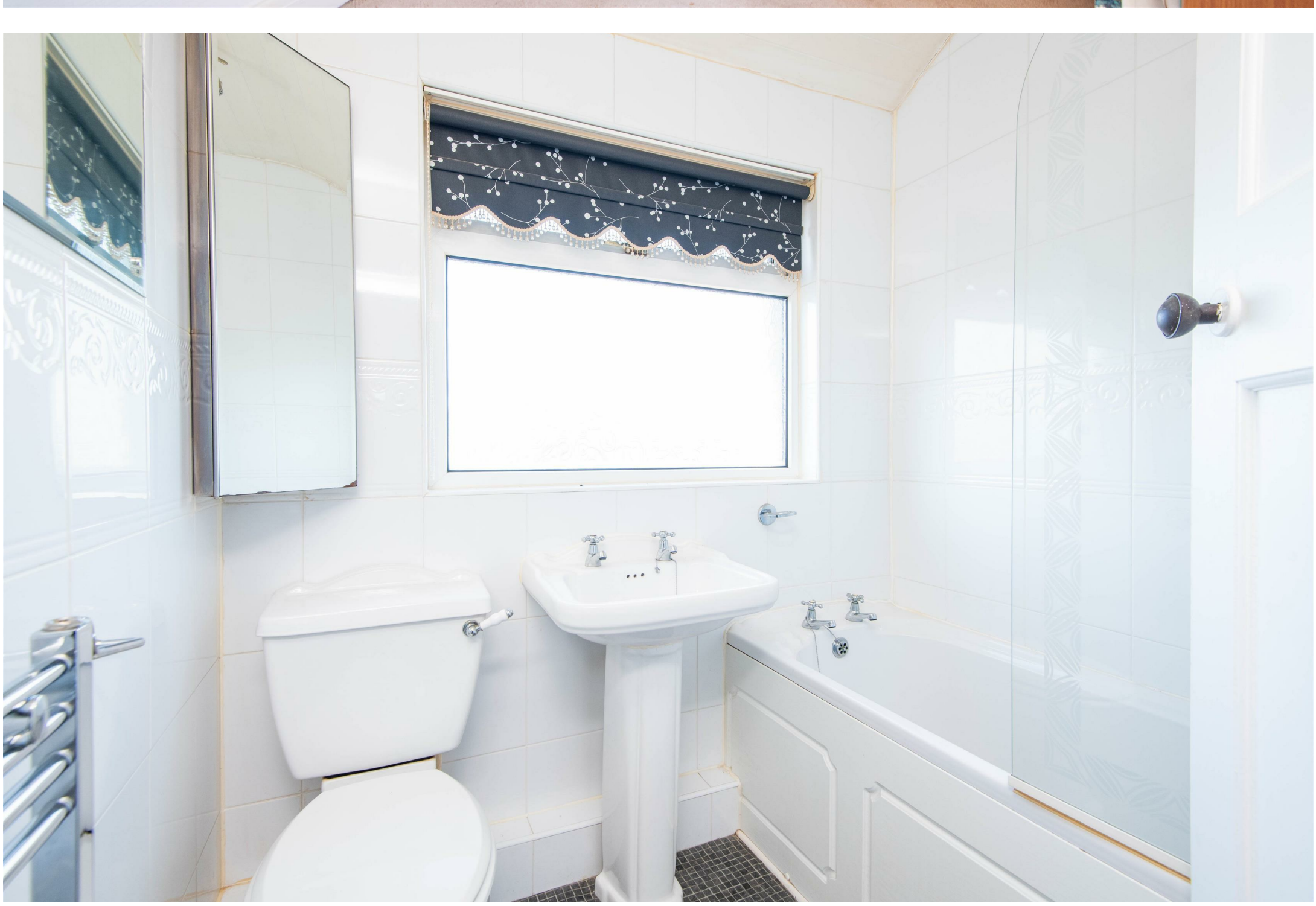











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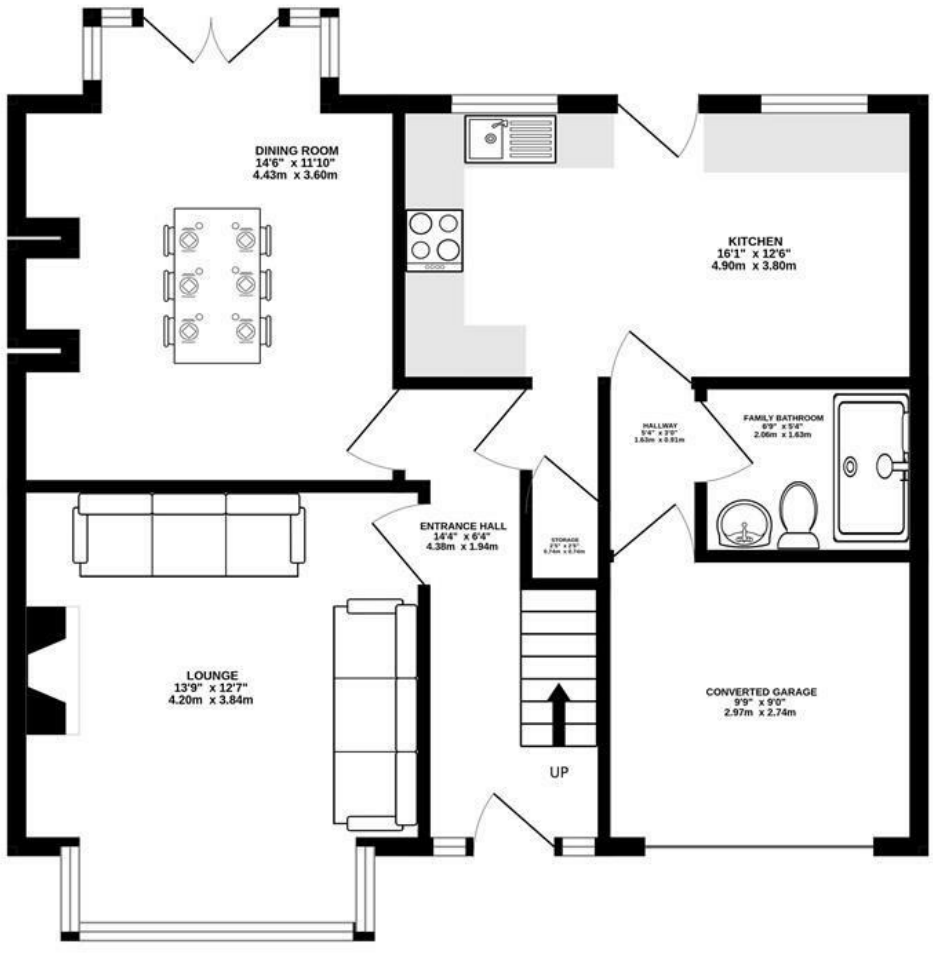
GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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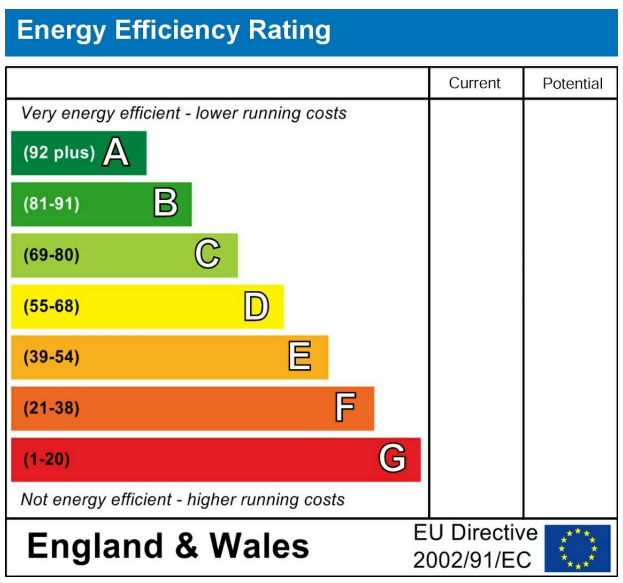
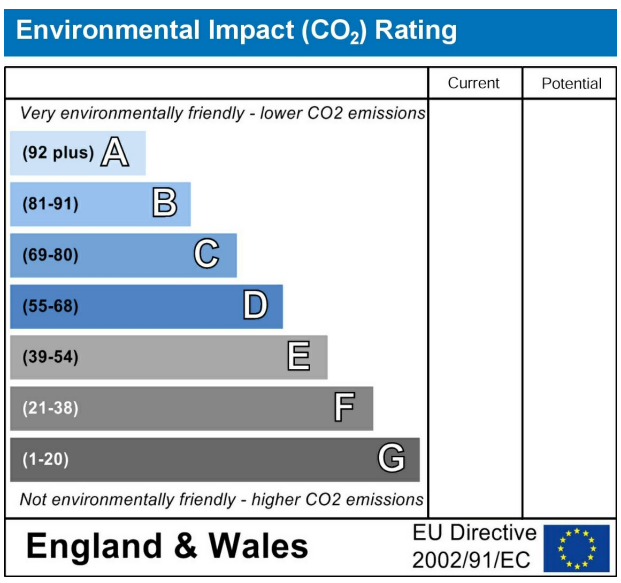
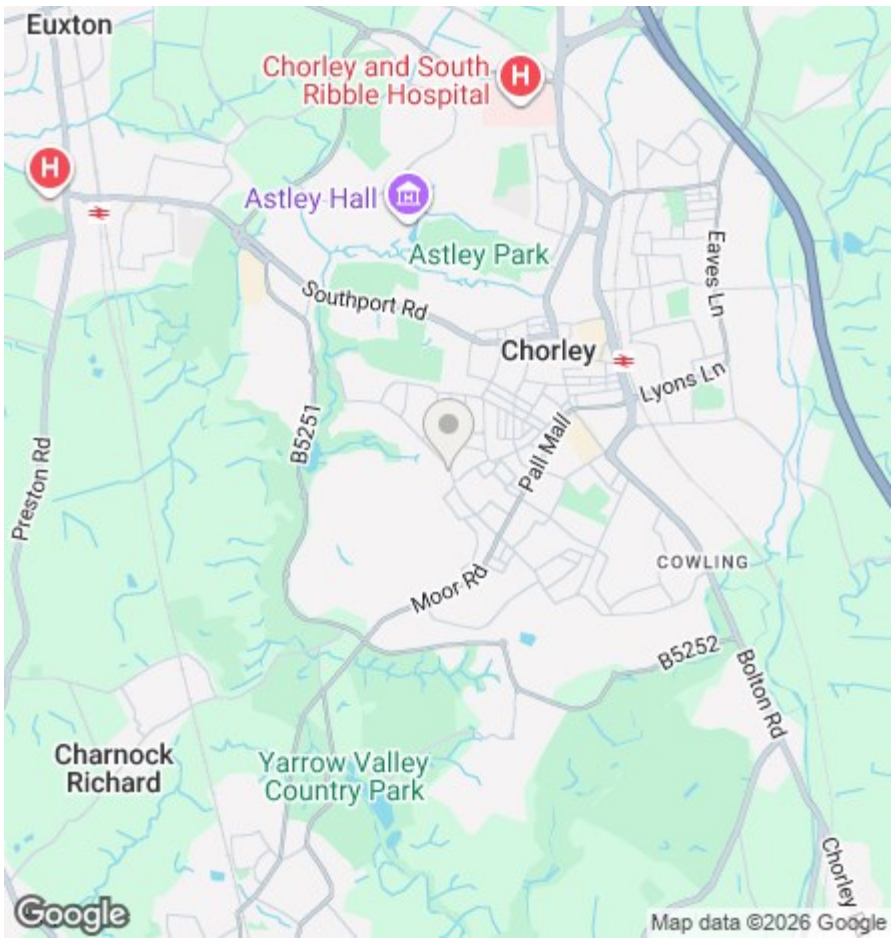
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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