



Chelmsford Place, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached property, situated in a quiet and highly sought-after residential area of Chorley. Ideal for a couple or small family, the home is conveniently located within walking distance of Chorley town centre and benefits from superb local schools, supermarkets, shops, and amenities all within easy reach. The property is also ideally positioned for commuters, with easy access to the M6 and M61 motorways, as well as excellent public transport links providing convenient connections to surrounding towns and cities.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. Directly ahead is the spacious lounge/diner, which features a central fireplace and beautiful bay window overlooking the front aspect. Double patio doors lead through to the conservatory at the rear. The bright and airy conservatory offers versatile additional living space, with a single patio door opening onto the garden. Completing the ground floor is the fitted kitchen, which offers ample storage and space for freestanding appliances, along with a single door providing access to the garden.

Moving upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece shower room completes this level.

Externally, the home boasts well-maintained gardens which wrap around the front, side, and rear of the property. Surrounded by tall hedging, the gardens offer a good degree of privacy and create a spacious and secluded setting for relaxing or entertaining. To the rear of the property is a private driveway providing off-road parking, with access to the single detached garage, which is equipped with power and lighting.

Early viewing is highly recommended to fully appreciate the accommodation, gardens, and desirable location this property has to offer, and to avoid potential disappointment.







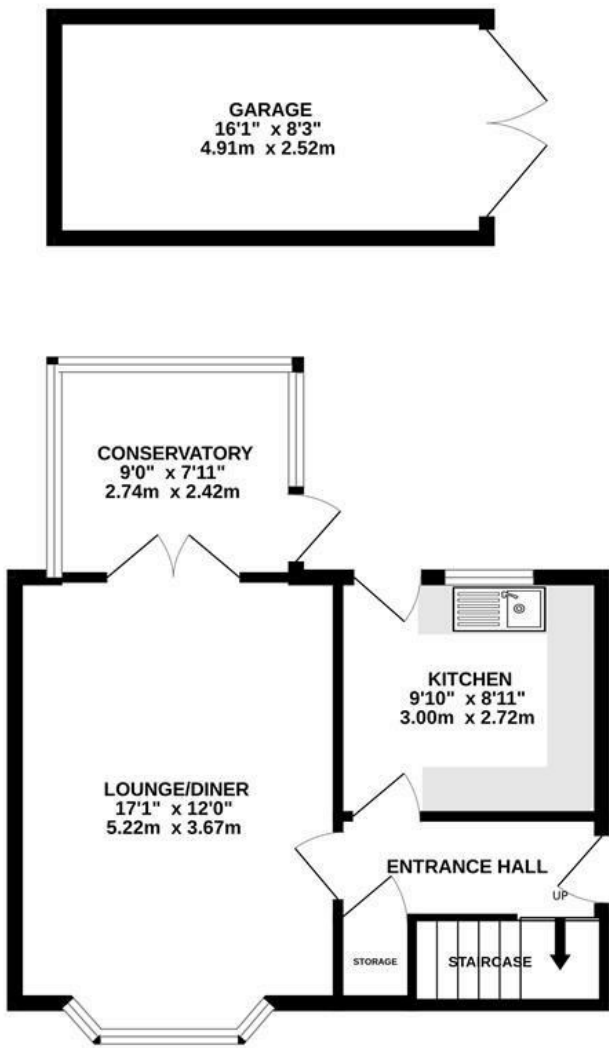




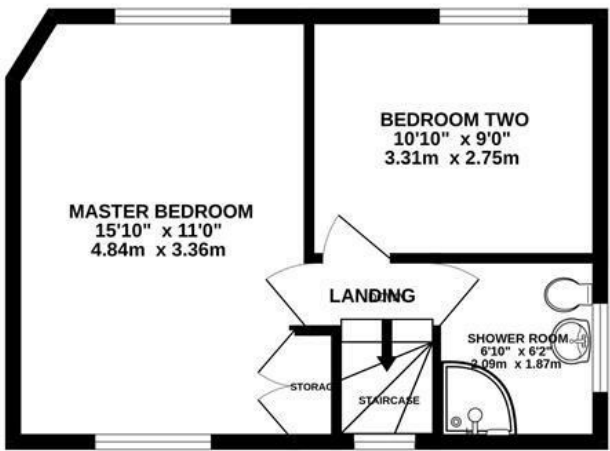


BEN ROSE

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 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	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

