BEN ROSE

Rawcliffe Road, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this spacious two-bedroom bungalow, ideally located close to Chorley town centre. Set within a generous plot, this property presents an excellent opportunity for those seeking a single-storey home with plenty of potential to modernise and create their perfect living space. Its position offers convenient access to an excellent range of local amenities, including shops, cafés, and health services, all just a short distance away. For those who travel, Chorley Train Station provides direct links to Preston, Manchester, and beyond, while the M61 and M6 motorways are easily accessible for wider commuting.

Stepping inside, you are greeted by a spacious entrance hall that sets the tone for the property's generous proportions. To the left are two well-sized bedrooms, including a large master and a comfortable second bedroom, both benefitting from natural light. The bathroom is positioned nearby and features built-in storage. Moving through the home, the lounge offers a bright and welcoming space with a traditional gas fireplace creating a homely focal point. Leading off the lounge is a good-sized kitchen diner, perfectly positioned to overlook the rear garden – an ideal layout for those who enjoy a peaceful outlook while cooking or dining.

Externally, the property enjoys beautifully maintained gardens to both the front and side, designed with decorative stone, mature bushes, and paved pathways bordered by a low wall and gated access. The side garden is particularly spacious and offers potential for a future driveway, subject to the necessary permissions. To the rear, the large garden provides a private and tranquil space, with trees, shrubs, and decorative stone creating a low-maintenance outdoor area. The bungalow also benefits from a sizeable attached garage, offering excellent storage or workshop potential.

In summary, this well-proportioned bungalow offers a rare opportunity to purchase a property with fantastic potential, just a short distance from Chorley town centre. With its generous plot, established gardens, and versatile layout, it is perfectly suited to those looking to downsize, retire, or simply put their own stamp on a home in a highly convenient and sought-after location.

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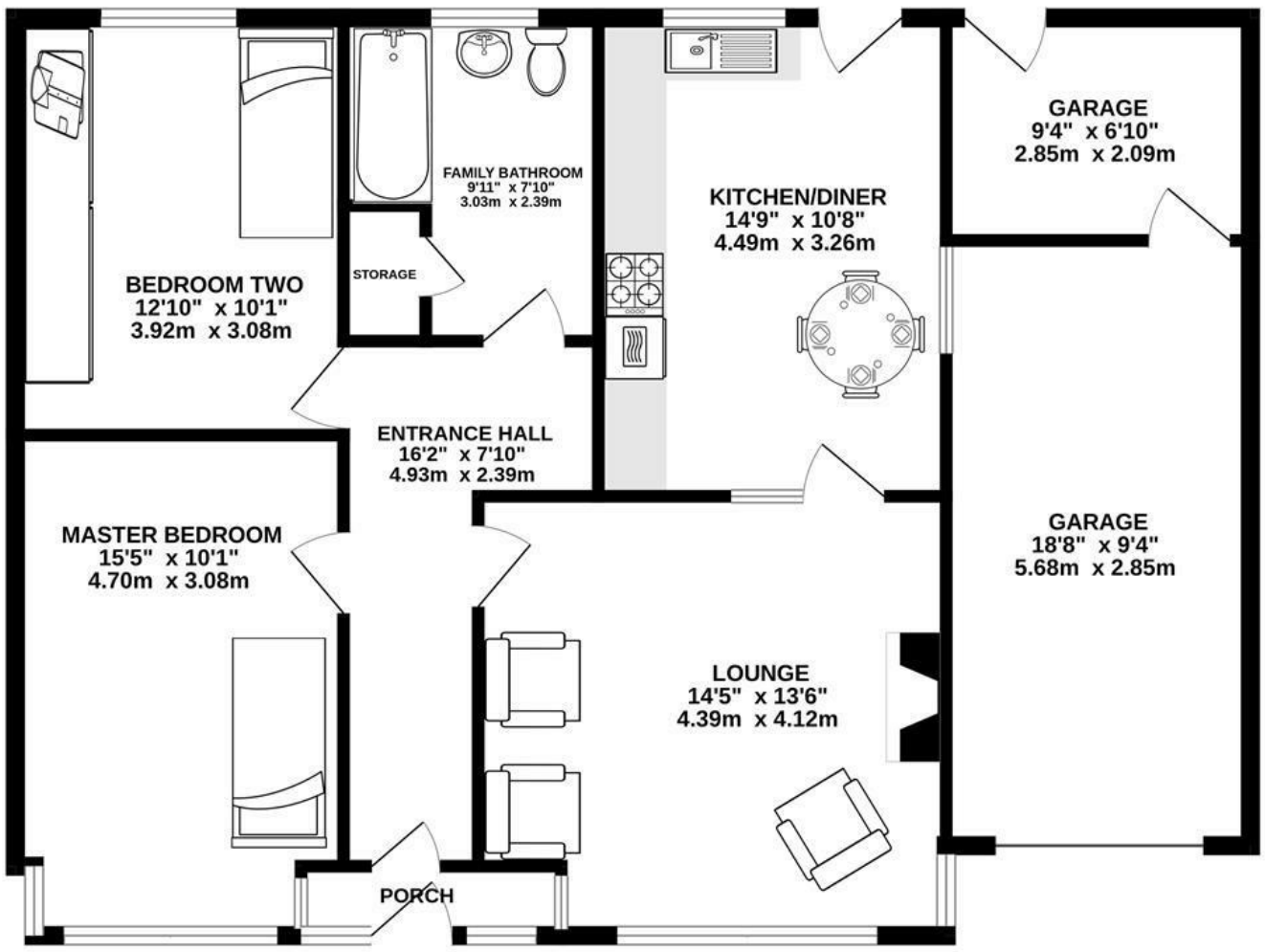
GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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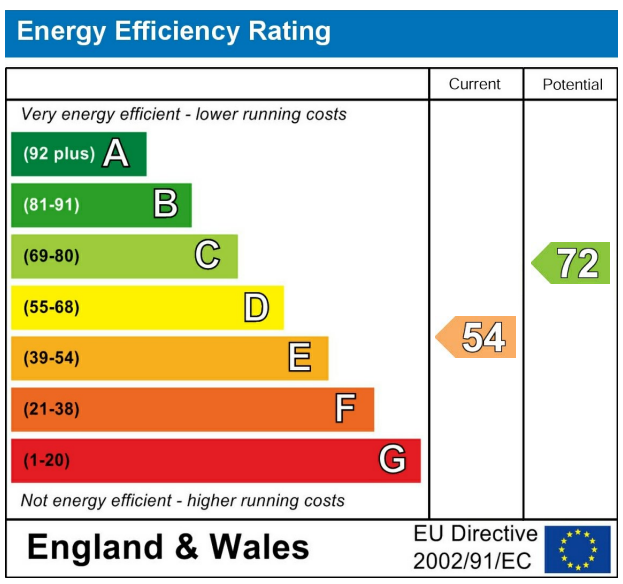

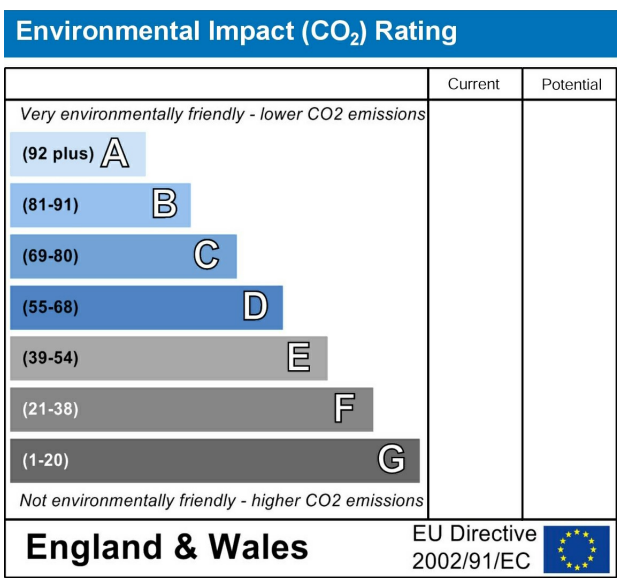

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