



## Broadfields, Chorley

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached home situated in a popular residential area of Chorley. This lovely property offers comfortable family living space throughout and is ideal for first-time buyers or growing families alike. Chorley itself benefits from excellent travel links, with easy access to the M6, M61 and M65 motorways, as well as a train station just a short drive away, making commuting to nearby towns and cities an ease. The area also boasts a wide range of local amenities, bus routes within walking distance, and an abundance of green spaces perfect for leisurely walks and outdoor relaxation.

Upon entering the home, you are welcomed into the entrance hall which provides access to all ground floor rooms and features a handy storage cupboard. Conveniently located near the front door is the WC. Moving through, you'll find the spacious kitchen/dining room, fitted with a range of wall and base units complemented by worktop surfaces. The kitchen benefits from an integrated gas hob and oven, along with space for freestanding appliances, offering a practical and sociable space for cooking and dining. To the rear of the property is the bright and comfortable lounge, featuring a large window that allows plenty of natural light to fill the room. From here, there is a door leading to the hall where additional storage cupboards can be found, as well as access out to the rear garden.

Ascending to the first floor, the landing provides access to three bedrooms and the family bathroom, as well as an additional store cupboard. The master bedroom is positioned to the rear and benefits from a window and built-in storage/wardrobe space. Bedroom Two is located to the front and also features a useful storage/wardrobe area. Bedroom Three, again rear facing, includes a window and built-in wardrobe, making it a versatile space for a child's room, guest bedroom or home office. The three-piece family bathroom is situated to the front and includes a storage cupboard, completing the first floor accommodation.

Externally, to the front of the property, there is a small fenced yard area creating a welcoming approach, with resident parking available adjacent to the house. To the rear, you'll find a well-maintained and mature garden featuring a patio seating area, lawn and a variety of shrubs, bushes and trees, along with a handy shed for additional storage. This delightful home combines practical living space with a convenient location, making it a fantastic opportunity not to be missed.





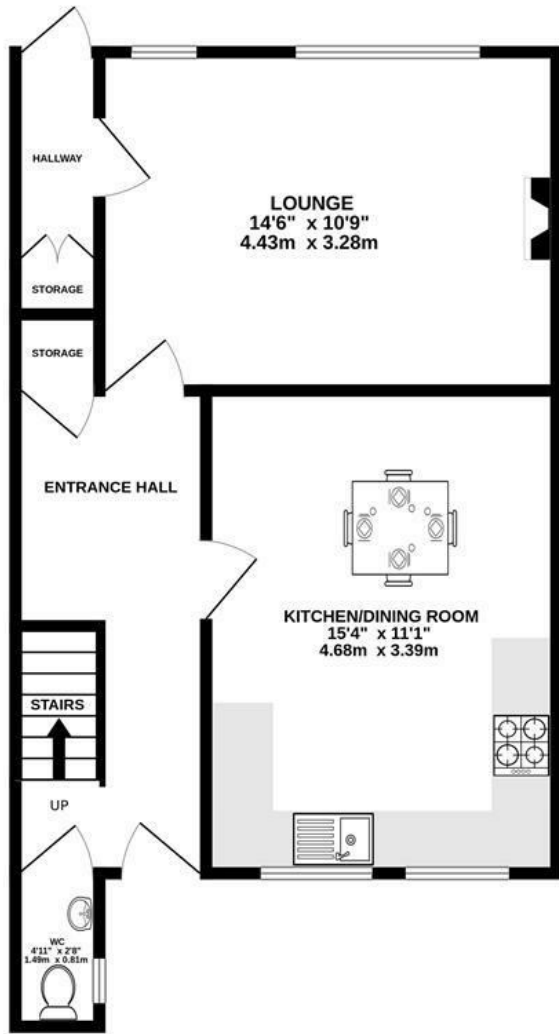




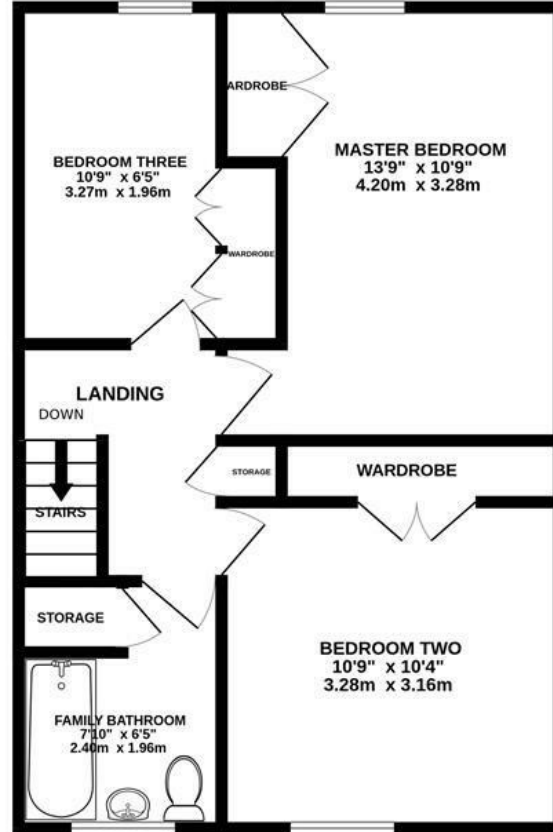




GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.

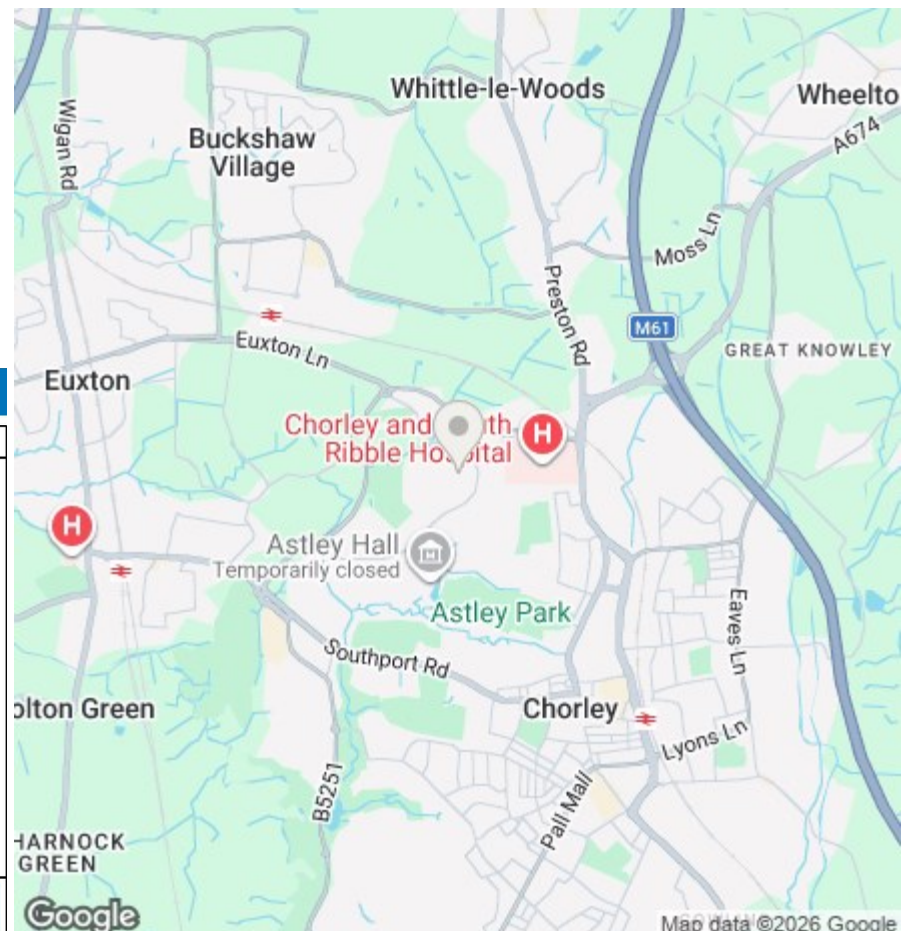


TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

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.  
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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

| Rating                                      | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Current rating: **55** (D)  
Potential rating: **68** (C)

### Environmental Impact (CO<sub>2</sub>) Rating

| Rating  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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