



Carr Lane, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this delightful five-bedroom, NO CHAIN detached property located on a sought-after street in Chorley. Ideally placed the property is located between excellent primary and secondary schools, and is just a short drive from Chorley town centre and its superb shops and local amenities, there are also convenient transport links via the M6/61 Motorways. This would make the ideal family home comprising of spacious, versatile rooms throughout.

Upon entering, you are welcomed by an inviting entrance hall that offers access to all the ground floor rooms. Immediately to the right, you'll discover bedroom five, a double room with convenient under stair storage.

As you continue through, you'll find the stairs leading to the upper floors and access to the WC.

Located at the end of the hall lies a generous-sized living room, that spans the length of the home. This gorgeous spaces features dual aspect windows and a modern, electric feature fireplace. Both the hall and kitchen/dining room can be accessed from here. The newly renovated kitchen boasts integrated appliances such as a fridge freezer, hob, oven, and dishwasher, with additional access to the side of the home and the garage.

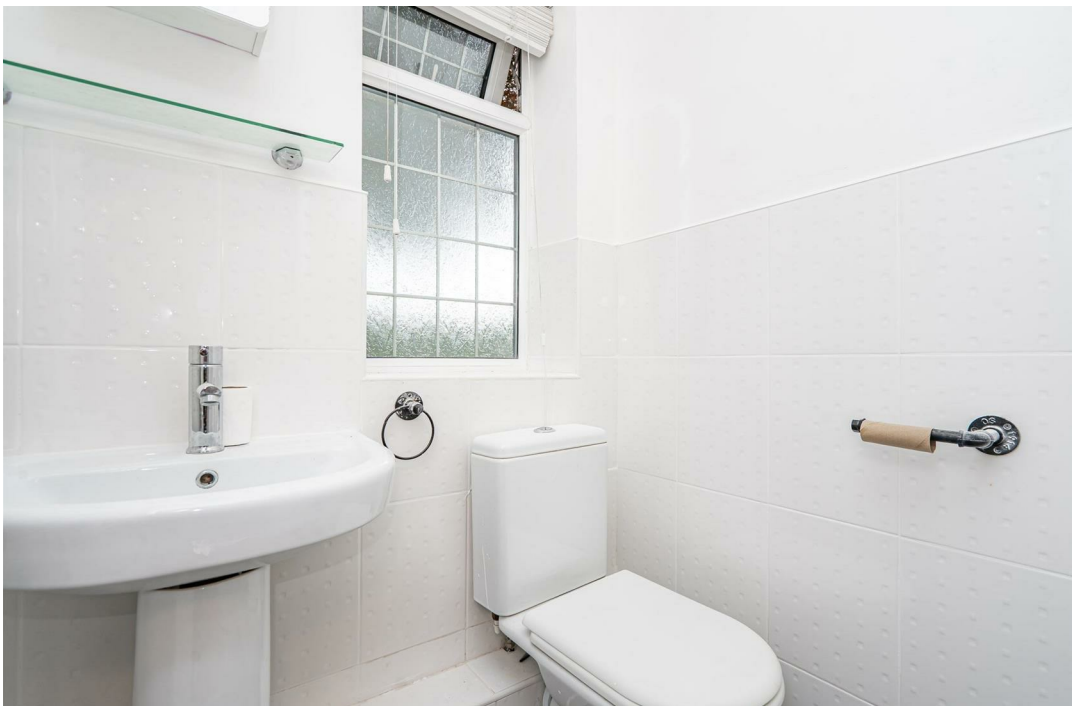
Moving to the exterior, you are greeted by a large front garden complete with apple trees, and the property boasts a driveway capable of accommodating up to eight cars, making it perfect for larger families or gatherings. A single integrated garage offers potential for conversion into additional living space, should you desire. The property also benefits from having fitted solar panels which make the property more energy efficient and this means saving a lot of money each year.

The rear garden is a standout feature, offering a good-sized, south-facing, tiered space that backs onto a peaceful stream. The garden is designed to maximize sunlight throughout the day, featuring various sheltered spots and an artificial lawn for easy maintenance. Wrapping around the property, the garden also offers ample space for potential extensions and convenient bin storage.

In summary, this family home is situated in a sought-after location with excellent amenities and transport links nearby. With its spacious rooms, ample parking, and the potential for additional living space in the garage, it presents an attractive opportunity. Furthermore, the presence of solar panels adds a practical and eco-friendly touch to this charming property.













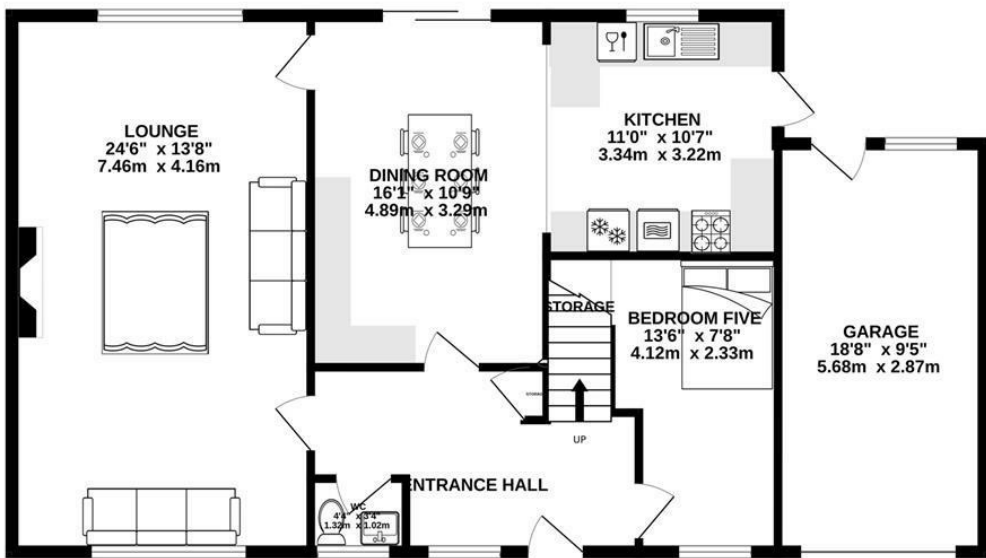




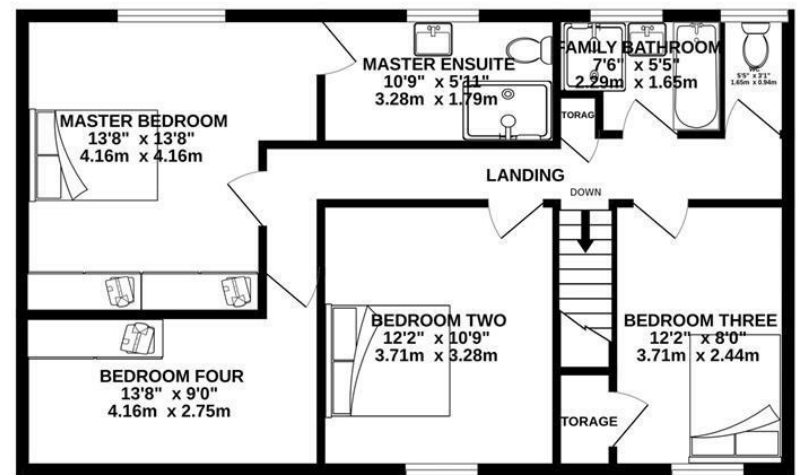




GROUND FLOOR
1026 sq.ft. (95.4 sq.m.) approx.



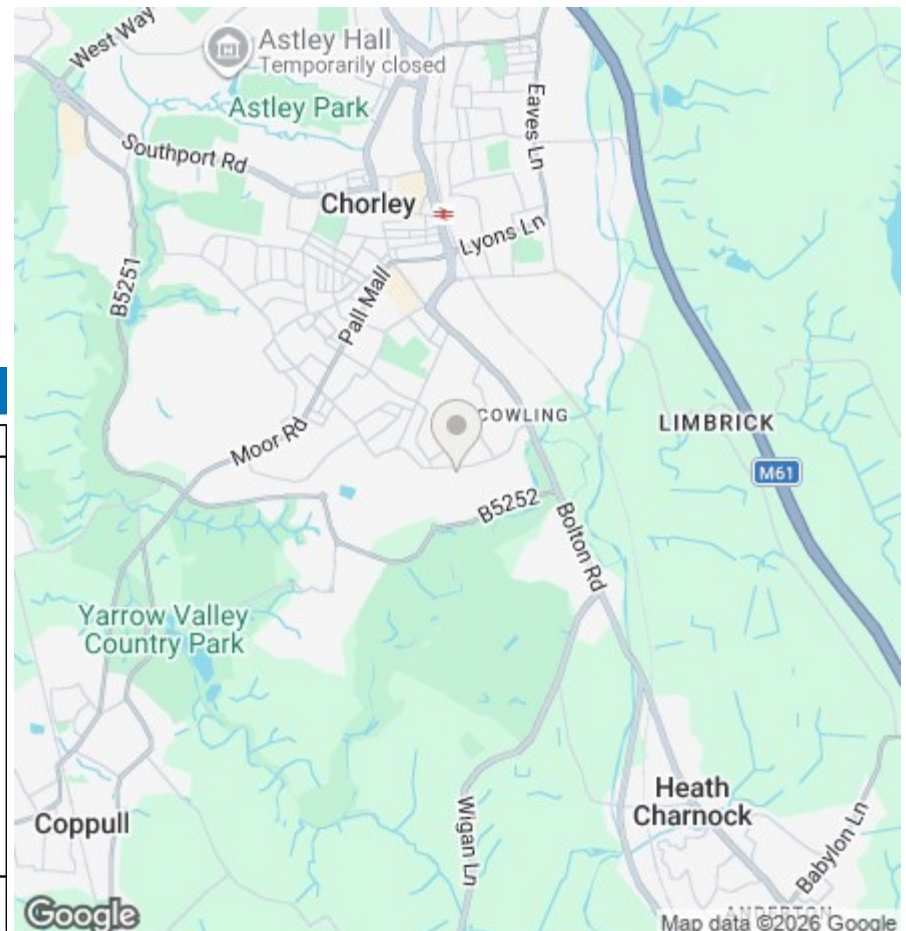
1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Current Rating: **72** (D)

Potential Rating: **81** (B)

Environmental Impact (CO₂) 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 | |

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