BEN ROSE



Fell View, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this attractive end-terrace family home, offering spacious accommodation throughout, three double bedrooms and a fantastic open-plan kitchen and dining area, complemented by a conservatory overlooking the rear garden. Situated within a peaceful cul-de-sac in Chorley, the property is ideally suited to families looking for a well-connected home with a range of amenities close by. Chorley town centre offers a variety of shops, supermarkets, restaurants and leisure facilities, whilst local schools, parks and everyday amenities are all within convenient reach. Chorley railway station provides direct connections to Preston, Manchester and beyond, with excellent road links via the M6, M61 and M65 making commuting across Lancashire and Greater Manchester straightforward.

Upon entering the property, the welcoming entrance hall provides access to the principal ground floor rooms, two useful storage spaces, the staircase to the first floor and a conveniently positioned WC. The spacious lounge offers plenty of natural daylight, and creates a comfortable setting for relaxing with family. Continuing through the home, the open-plan kitchen and dining room provides an excellent space for both everyday living and entertaining, with the kitchen benefiting from newly fitted cabinets and flooring, alongside an integrated dishwasher and a range of essential appliances and storage. The dining area comfortably accommodates a family dining table, whilst to the rear, the conservatory offers a versatile additional space, ideal for a playroom, family room or further reception area. Recently insulated, this room provides an inviting space to enjoy views over the garden throughout the year.

Heading upstairs, the landing provides access to two well-proportioned double bedrooms and a third single bedroom, with both the master and second bedroom offering generous dimensions and ample space for furnishings. The third bedroom benefits from built-in wardrobes and would make an ideal children's bedroom, nursery or home office, depending on the needs of the household. Completing the first floor is a well-presented three-piece family bathroom, providing a practical and comfortable space for the family. The majority of the property's external windows have also been recently replaced, whilst the boiler has been recently serviced, offering further reassurance for prospective buyers.

Externally, the property is positioned within a quiet cul-de-sac and benefits from a charming picket fence and a small front yard. To the rear is a good-sized, low-maintenance garden featuring a combination of artificial turf and paved areas, providing plenty of space for outdoor seating, entertaining or children to play. Trees beyond the garden boundary add a welcome sense of privacy and greenery, creating a pleasant backdrop to the outdoor space. Combining spacious accommodation, useful modern improvements and a peaceful setting, this lovely home offers an excellent opportunity for families seeking comfortable living with amenities and transport links close at hand.




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I AM KIND
I AM LOVED
I AM BRAVE
I AM HAPPY
I AM STRONG
I AM HONEST
I AM ENOUGH











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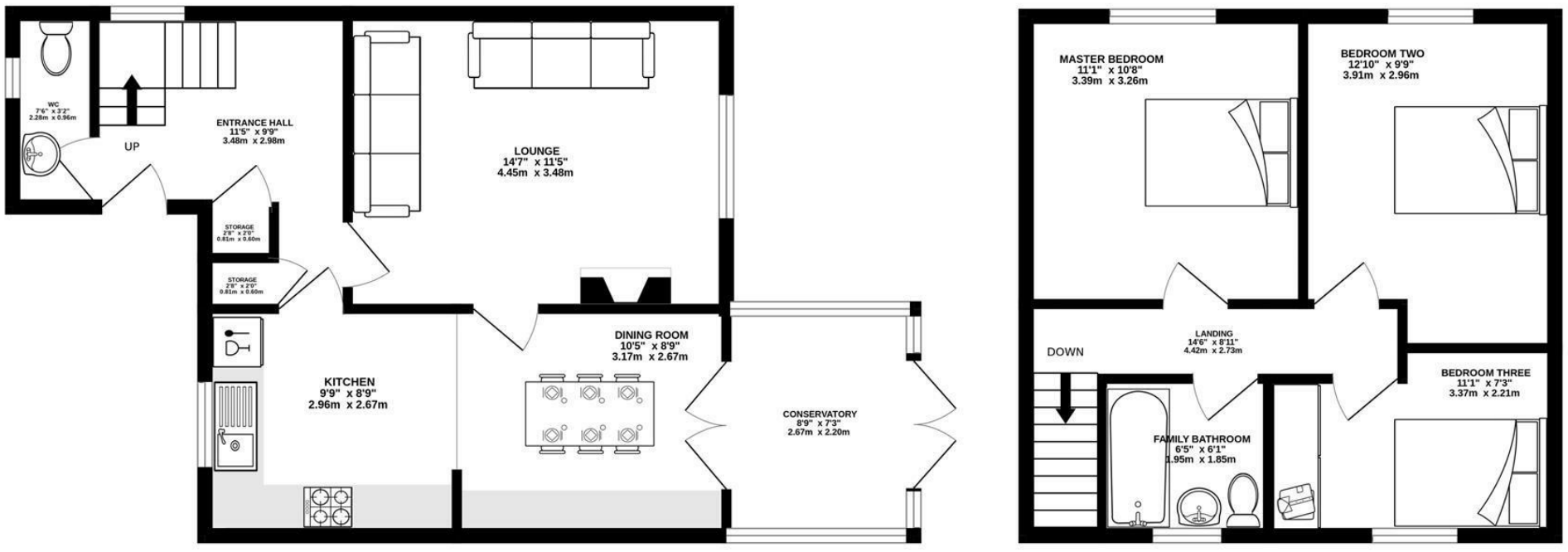
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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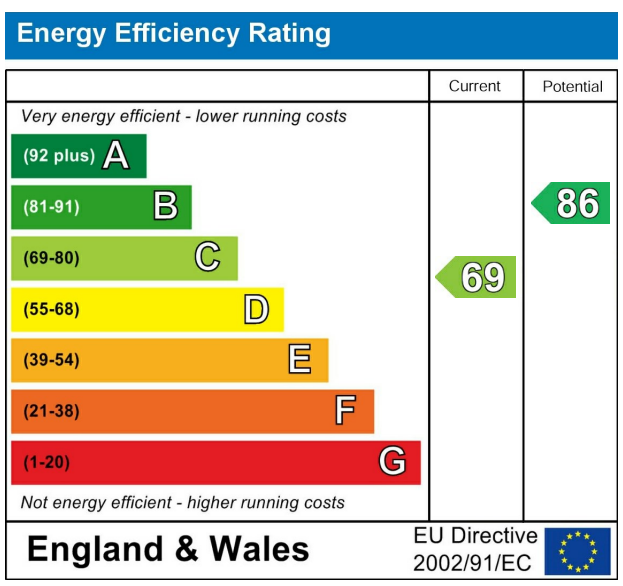

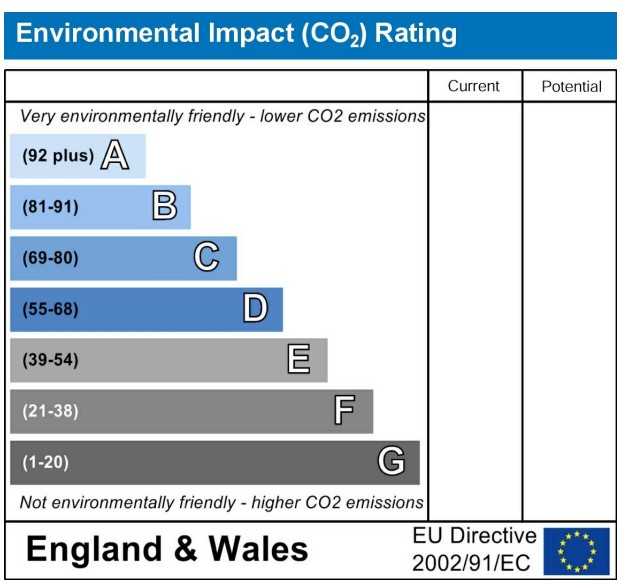



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