BEN ROSE



Kirkstall Close, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached bungalow, situated on a quiet cul-de-sac in a much sought-after residential area of Chorley. The location provides excellent access to a range of local shops, supermarkets, and healthcare facilities, along with pleasant nearby walks and beautiful views towards Rivington to the rear. Chorley town centre and its train station are also within easy reach, offering direct links to Preston, Manchester, and Bolton, while regular bus services and nearby access to the M6 and M61 motorways make commuting straightforward. While the home would benefit from some modernisation, it presents an excellent opportunity for those looking to add value and create a home tailored to their own taste and requirements.

Stepping into the property, you will find yourself in the welcoming entrance porch, where convenient storage is located. On the left, you will enter the spacious lounge, which features a central fireplace and large window overlooking the front aspect. Moving through the home, you will find the bright kitchen, which offers ample storage and space for freestanding appliances, along with a convenient breakfast bar and single door providing access to the side of the property. Continuing through, you will find two well-proportioned double bedrooms and a recently installed three-piece wet room. The property also benefits from a modern and efficient boiler.

Externally, to the front is a lawned garden alongside a private driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property and leads to the single detached garage at the rear, which is equipped with power and lighting. To the rear is a low-maintenance garden space featuring a combination of flagged and loose-stone patio, providing a pleasant and secluded space for relaxing or entertaining.

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





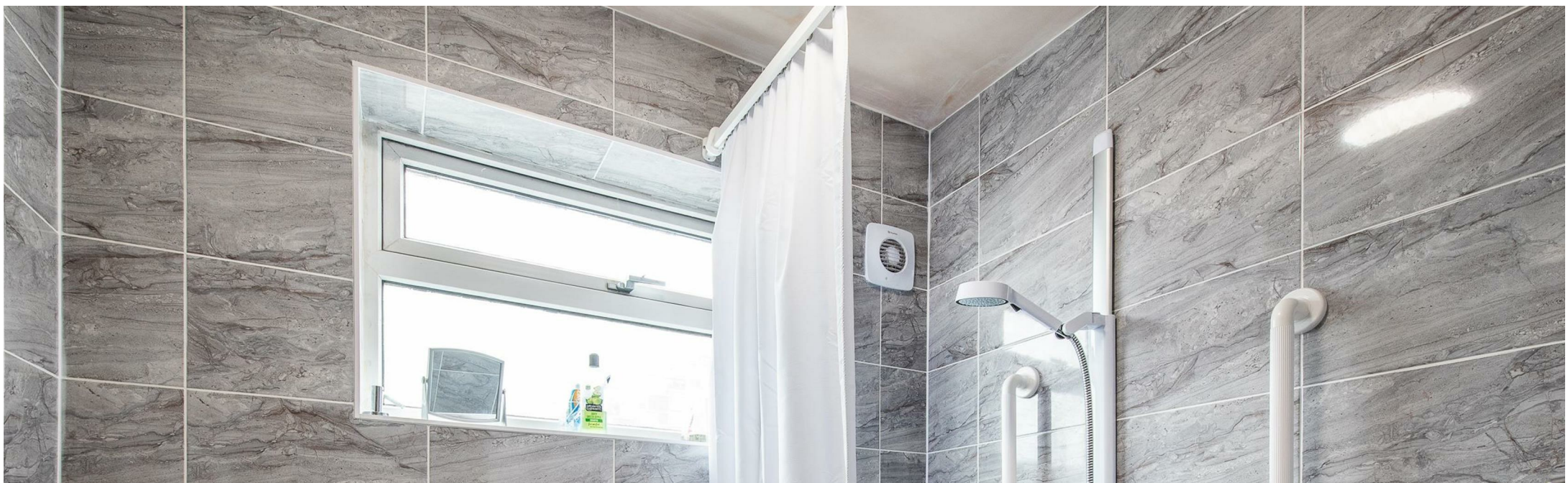











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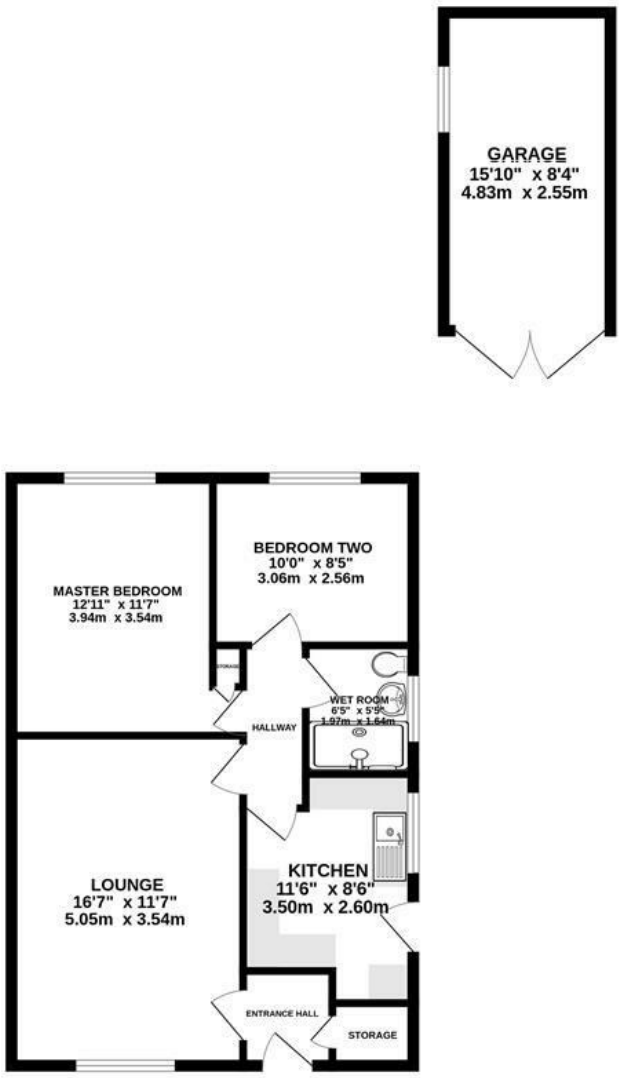




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GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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