



Weld Avenue, Chorley

Offers Over £184,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property, located on a highly sought-after cul-de-sac in the heart of Chorley. Ideal for first-time buyers, this charming home is just a short drive to Chorley town centre and offers excellent access to local schools, supermarkets, and everyday amenities. Commuters will also appreciate the superb travel links, with both the M6 and M61 motorways and Chorley train station all within easy reach.

As you enter the home, you're welcomed into the entrance hall that flows through into the spacious lounge. This cosy space is enhanced by a traditional fireplace and a beautiful bay-fronted window that fills the room with natural light. Towards the rear of the property, you'll find the kitchen which offers ample room for freestanding appliances, under stair storage, and direct access to the conservatory at the rear. You'll also find a convenient utility room just off the kitchen.

Upstairs, the property hosts three well-proportioned bedrooms, each offering comfortable accommodation for a family or guests. Completing the first floor is a three-piece family bathroom with an over the bath shower.

Externally, the property has a driveway with space for one car and leads down the side of the home to the single garage at the rear. At the rear is a generously sized garden, mainly laid with paving providing an easily maintained outdoor space for children or summer gatherings.

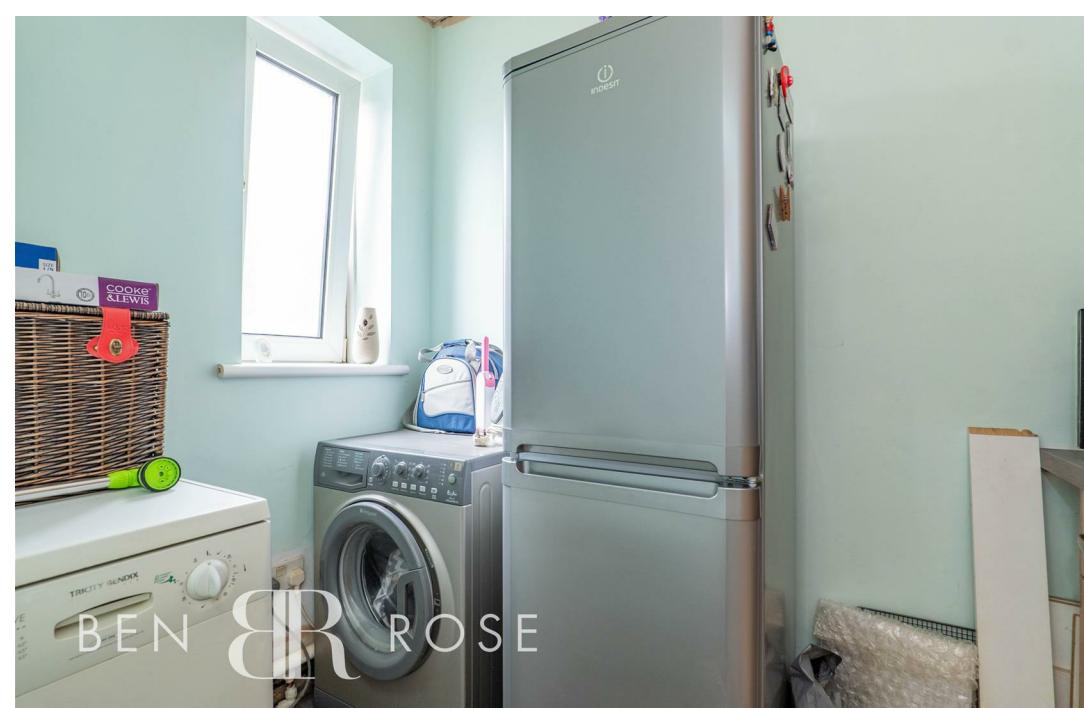


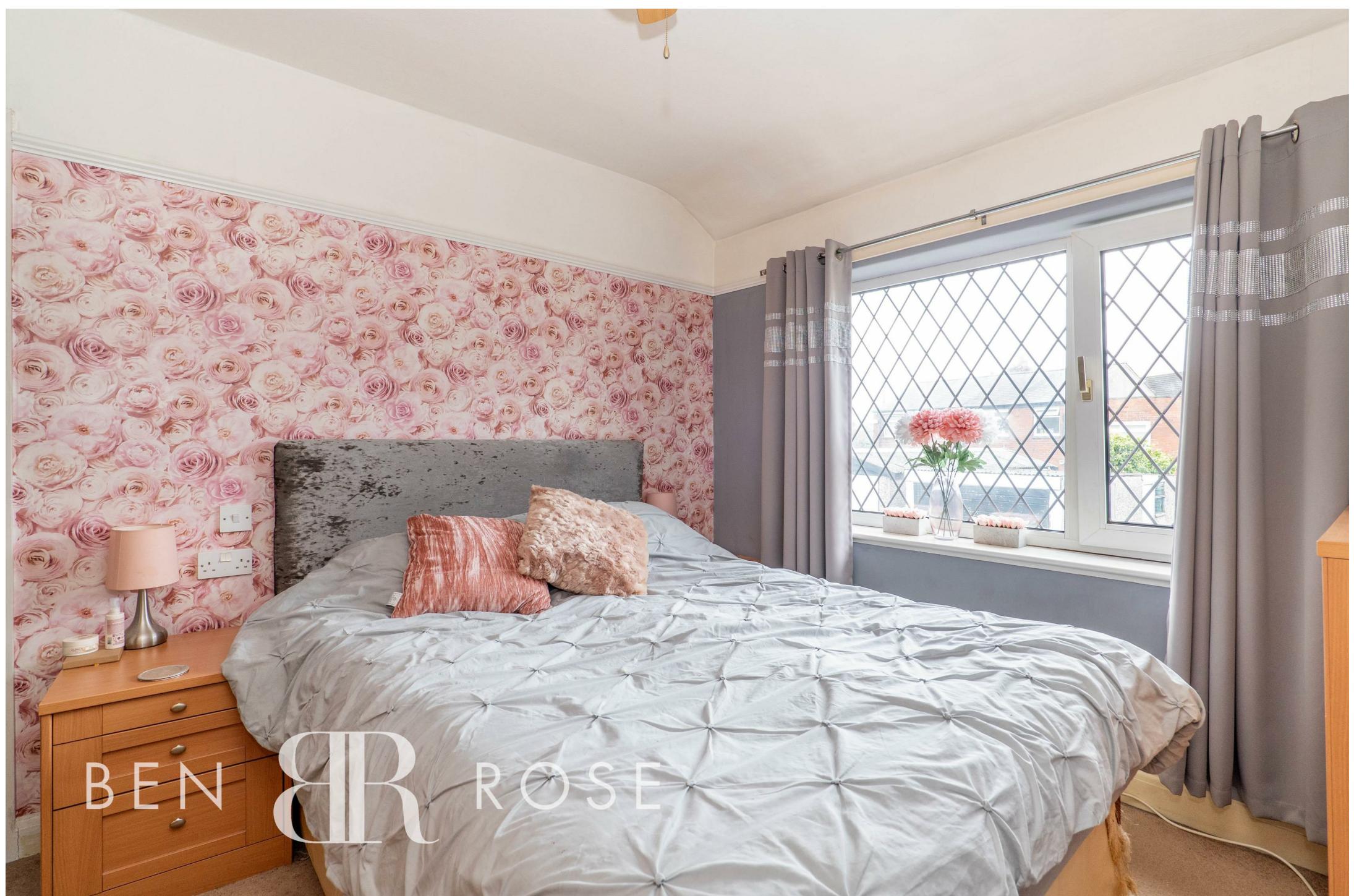
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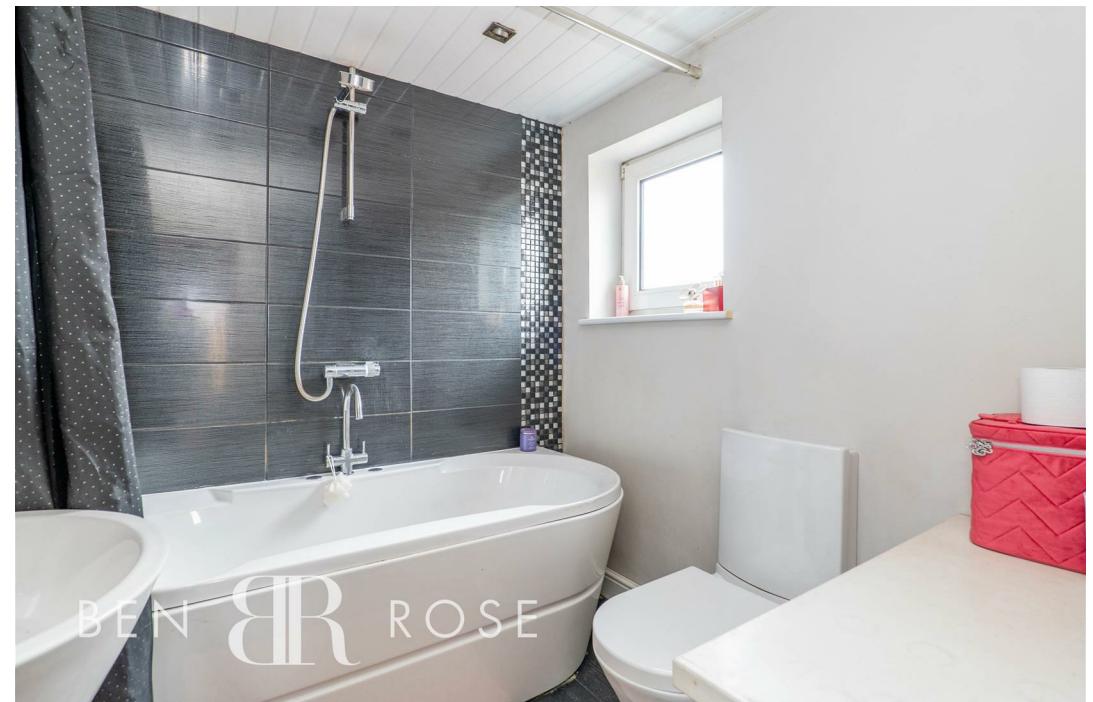


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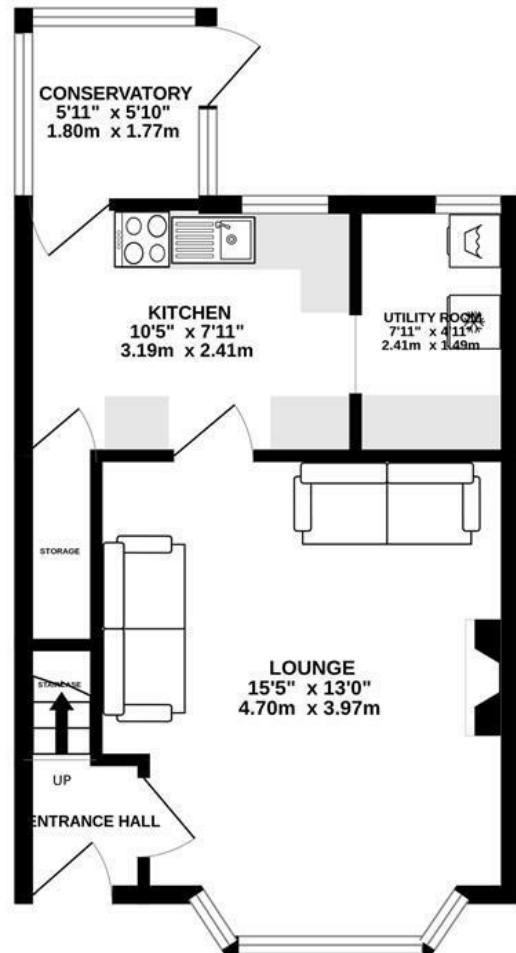
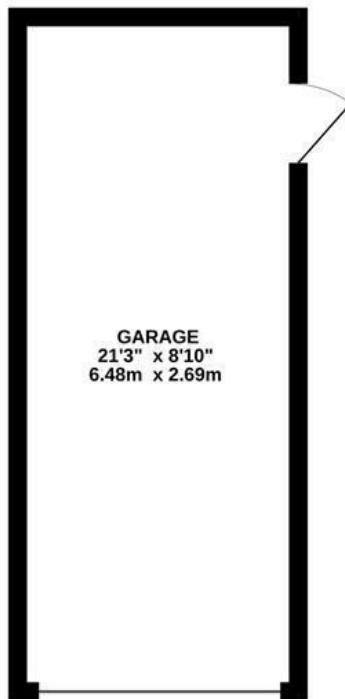
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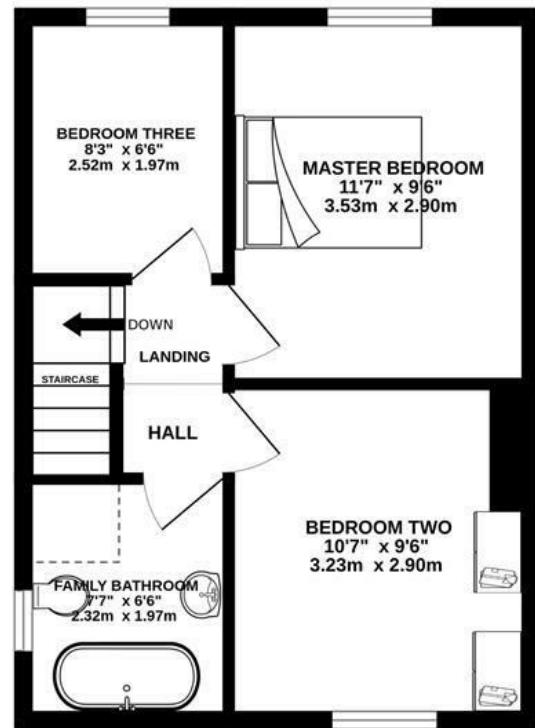


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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 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		83
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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