



Lakeland Gardens, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property situated only a short distance from Chorley town centre. This well-presented home offers spacious accommodation and would be an ideal investment for families or first-time buyers. The property enjoys excellent commuting links to all major Northwest towns and cities via the nearby M6 and M61 motorways. It also benefits from access to good local schools, supermarkets, and a range of amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property through the welcoming entrance porch, you'll find yourself in the spacious lounge, where an open staircase leads to the upper level. Double doors open into a modern kitchen/diner boasting sleek wall and base units, an integrated oven, hob, and dishwasher, and a convenient breakfast bar for casual dining. Continuing through, you'll enter the bright and airy conservatory at the rear. The conservatory features a fully insulated roof and side wall, ensuring it stays cool in the summer and warm during the winter. It offers a versatile space to enjoy the garden, which can be accessed via double patio doors.

Moving upstairs, you'll find three well-proportioned bedrooms, two of which are doubles. The master bedroom features integrated storage. Completing this level is a modern three-piece shower room with a digital shower.

The home has recently had a heat pump installed, ensuring a more sustainable heating solution, along with solar panels further increasing energy efficiency.

Externally, the front of the property features a paved driveway providing off-road parking for one vehicle. At the rear is a generously sized, low-maintenance garden space. This outdoor area boasts a stone garden, a paved patio, and a pagoda-covered decking area, making it perfect for entertaining and relaxation. A convenient storage shed is also included.



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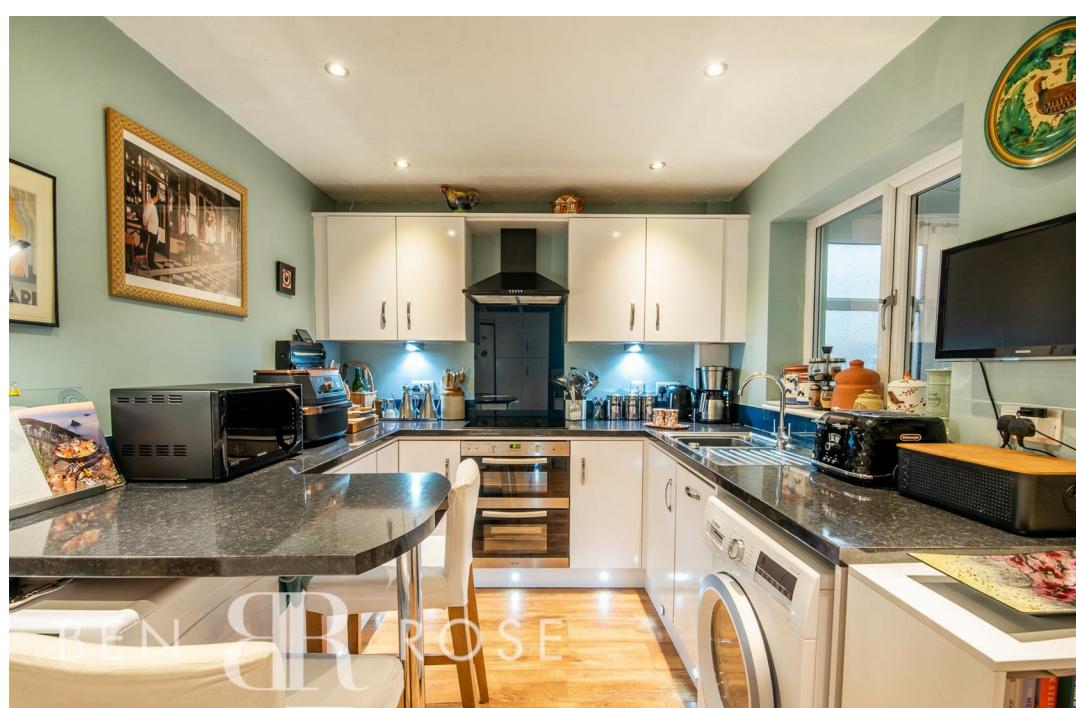
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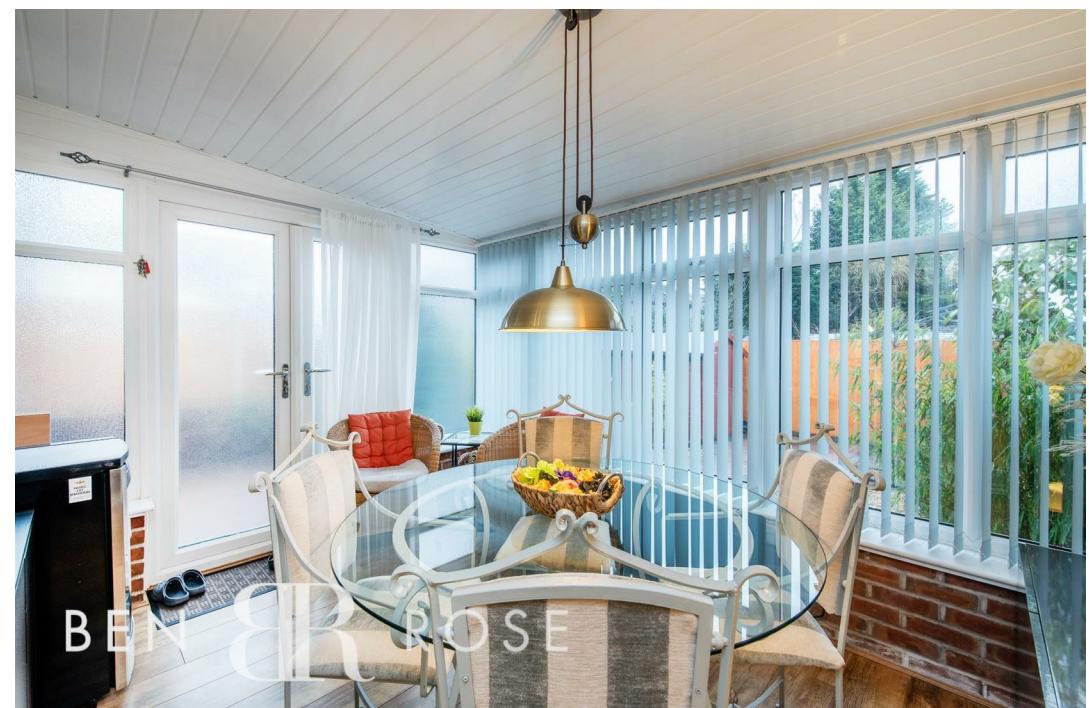


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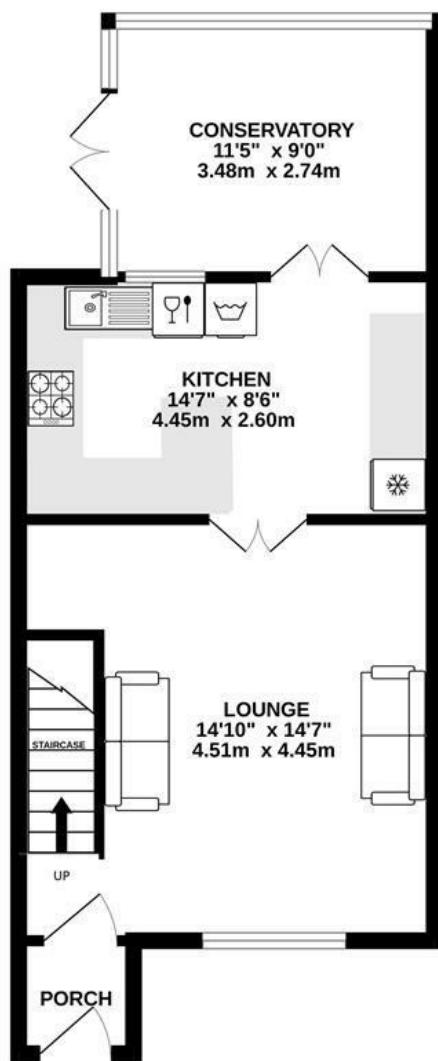




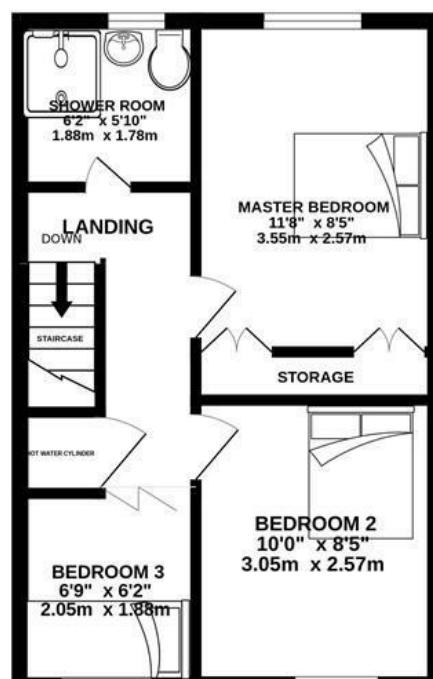


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GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.

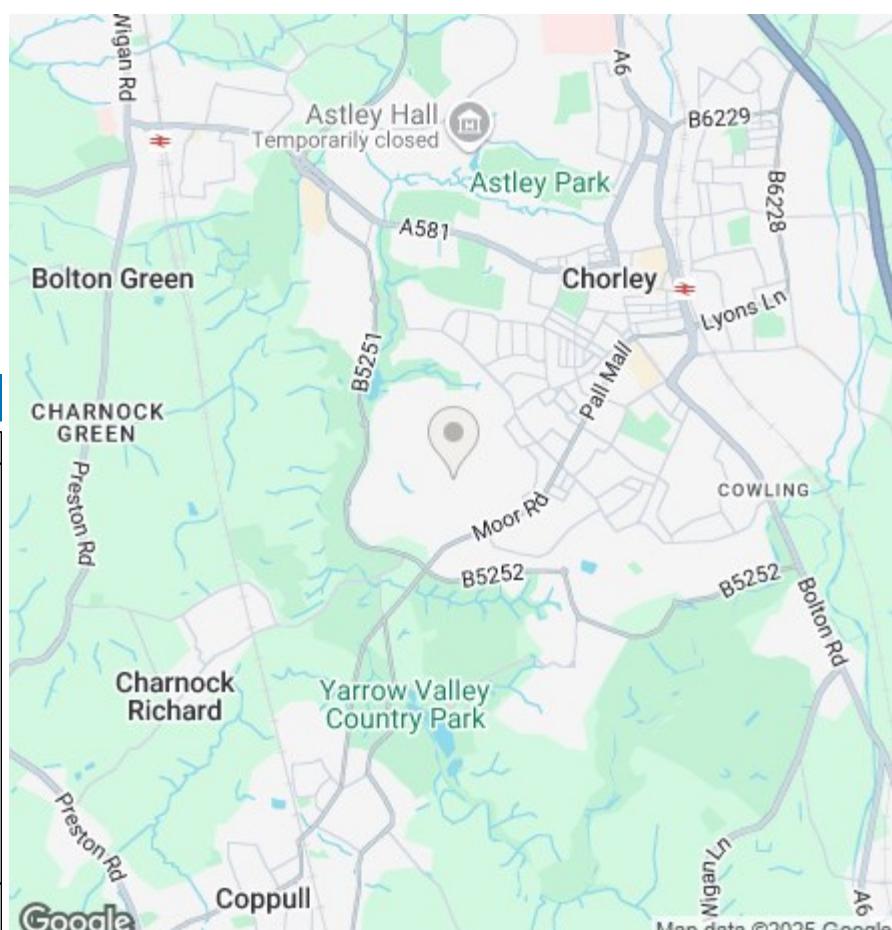


TOTAL FLOOR AREA : 800 sq.ft. (74.3 sq.m.) approx.

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.



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	

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	