



## Athol Grove, Chorley

**Offers Over £194,995**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom semi-detached home, located on a quiet cul-de-sac on the outskirts of Chorley town centre. The home benefits from close proximity to a wide range of excellent local amenities, including schools, shops, supermarkets, and leisure facilities, as well as superb travel links via nearby Chorley train station and easy access to the M6 and M61 motorways.

Internally, the ground floor briefly comprises a welcoming entrance hall, a convenient WC, and a spacious lounge with useful under-stairs storage access. To the rear is a contemporary fitted kitchen/diner, featuring an integrated oven and hob, along with double patio doors opening out onto the rear garden.

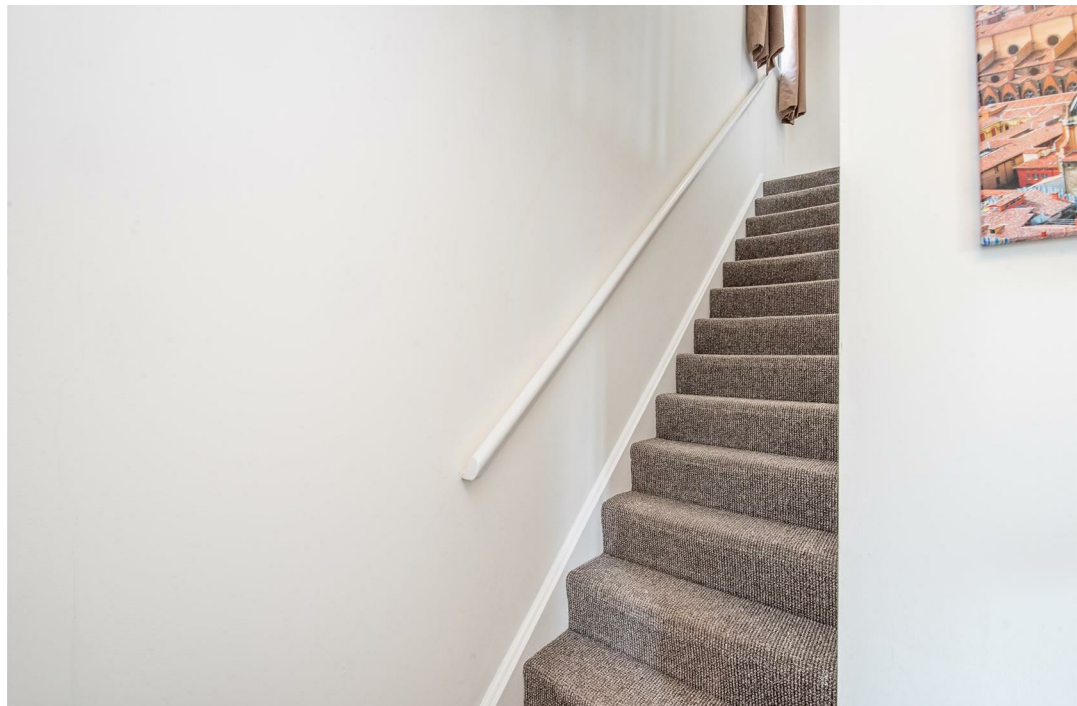
Upstairs, the property offers three well-proportioned bedrooms and a modern three-piece family shower room.

Externally, to the front, there is a lawned garden alongside a driveway providing off-road parking. To the rear, you will find a generously sized tiered garden, featuring a raised lawn and a lower patio area, along with two useful storage sheds. The garden is enclosed with wooden fencing, offering a good degree of privacy.

Early viewing is highly recommended to avoid disappointment.





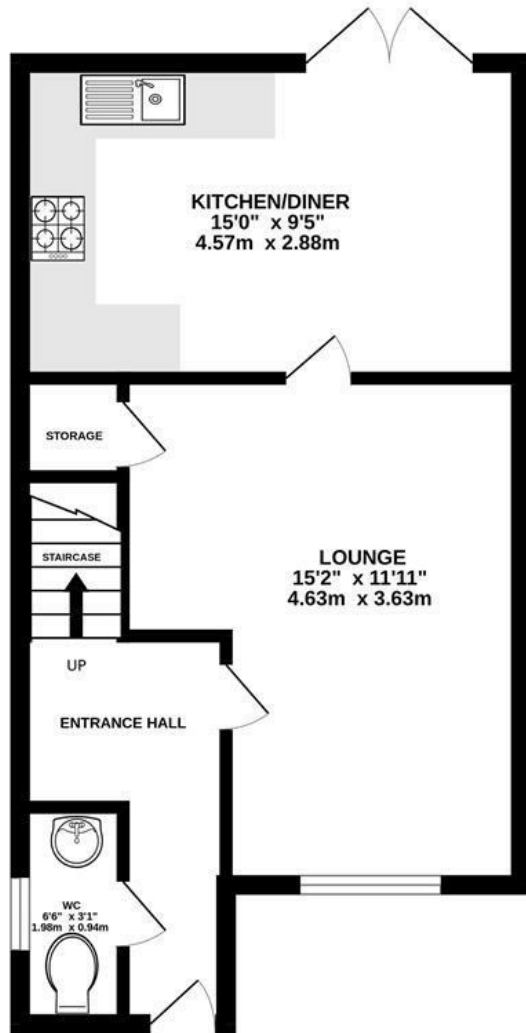




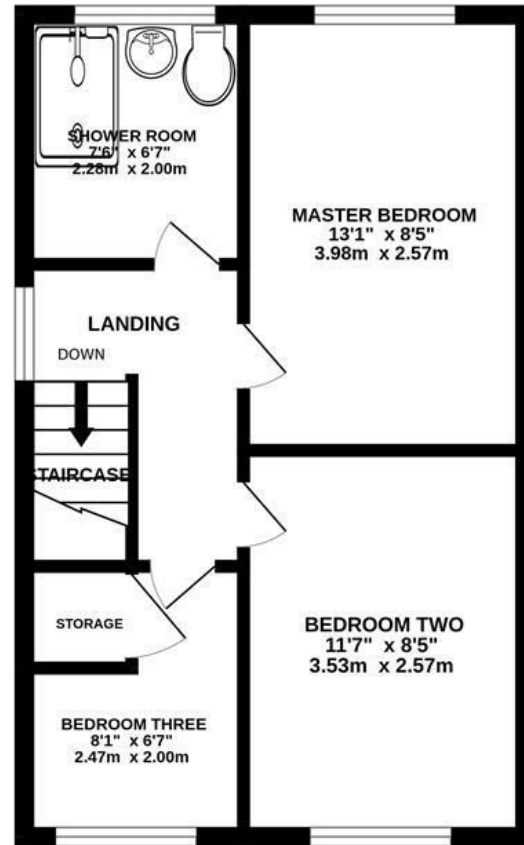




GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

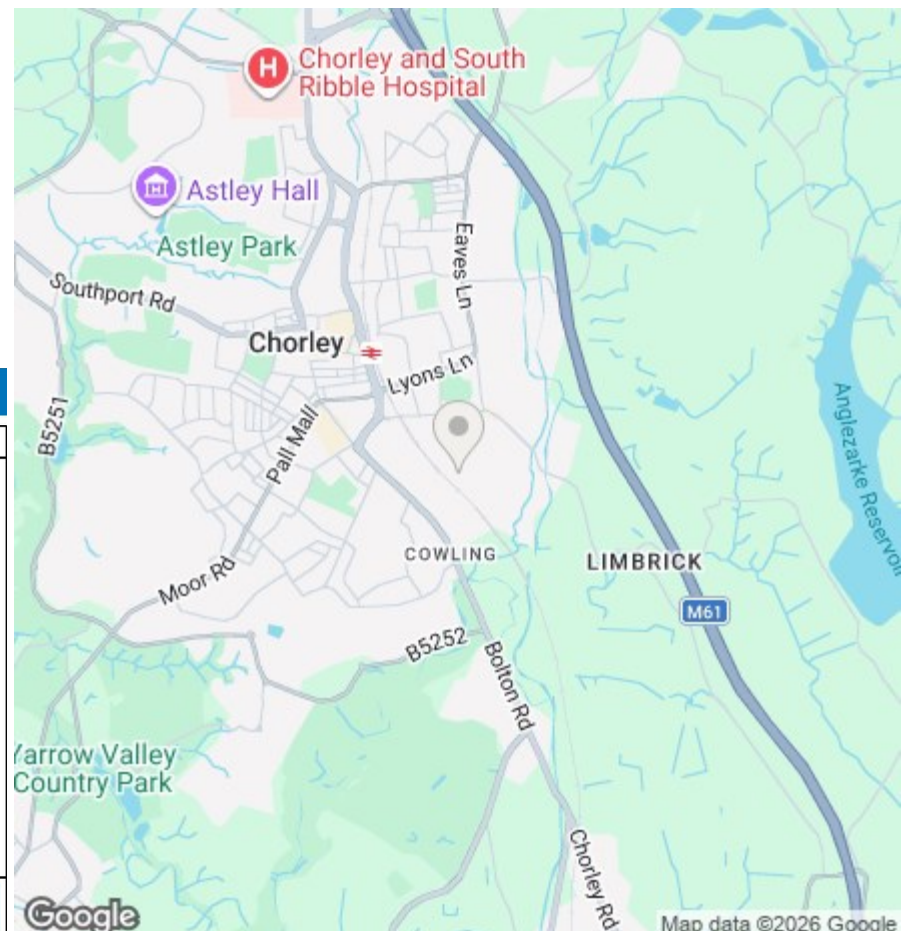


TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	