



## Ferrier Grove, Chorley

**Offers Over £364,995**

Ben Rose Estate Agents are delighted to bring to market this stunning four bedroom, detached family home located within the extremely popular and sought after residential development of Rivington View. The property is ideally placed just a short distance from Chorley town centre and its superb schools and local amenities. There is easy access to the motorway links and Chorley train station for those who make a daily commute. Versatile living space is on offer with this property which has been attractively decorated and is being presented to a high standard. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises of a bright and spacious entrance hall providing access to the majority of ground floor rooms. To the front of the home lies the generously sized lounge with a large front facing window and multi fuel fire. Adjacent to the lounge is the conveniently located WC followed by access to the dining room. The dining room is large enough to comfortably fit a large family dining table and provides access to the garden via a set of double doors.

Moving back through the hall you'll find some under stair storage, and access to the kitchen/diner. The modern kitchen comes fitted with integrated appliances such as a hob and double oven and dishwasher, with quartz worktops and plenty of room for freestanding appliances to be fitted. There is room for an additional small family dining table or breakfast bar along with a second set of patio doors to the rear and access to the utility room here.

The utility room provides additional worktops, sink and room for additional freestanding appliances. Access to the garage can be found here.

Moving upstairs you'll find four double bedrooms, three benefitting from built in storage space. The master bedroom is generous in size and also benefits from an ensuite/shower room. Also off the landing is an integral storage cupboard and a modern three piece family bathroom with stand in shower.

Externally, to the front of the property is large driveway for three cars leading to the integrated garage. To the rear is a large tiered garden comprising of both paved and gravelled areas a large greenhouse and wooden gazebo complete with garden furniture. This gorgeous space benefits from a good amount of privacy and seclusion.















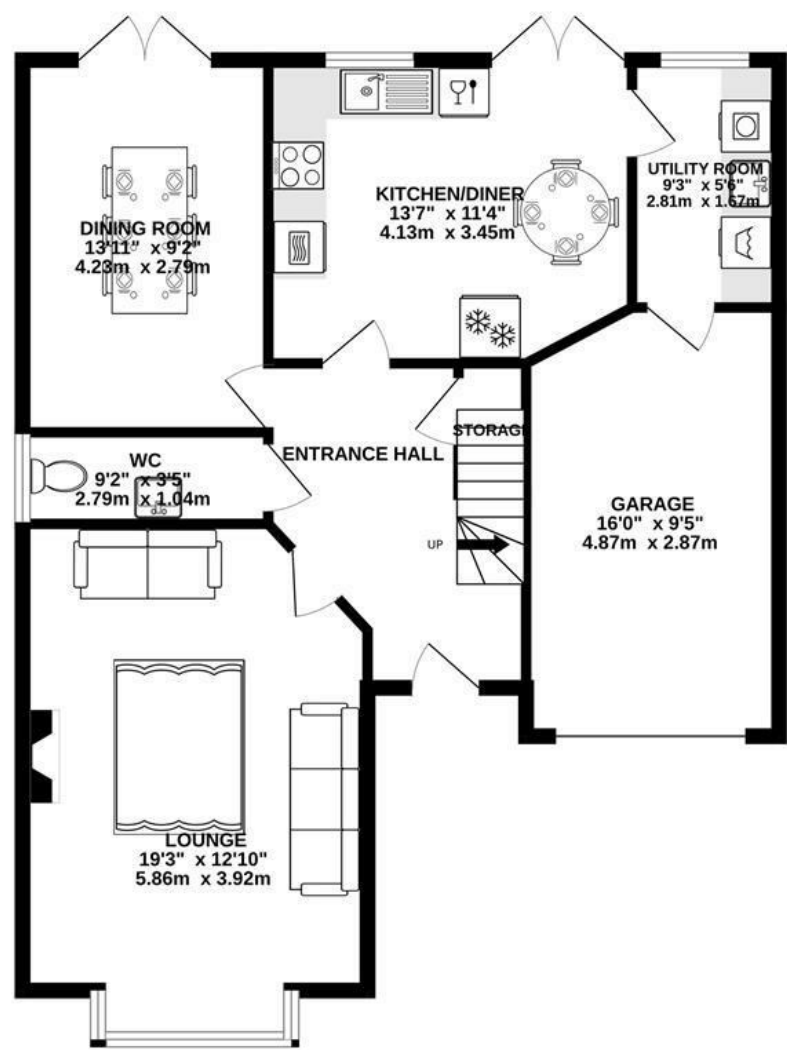




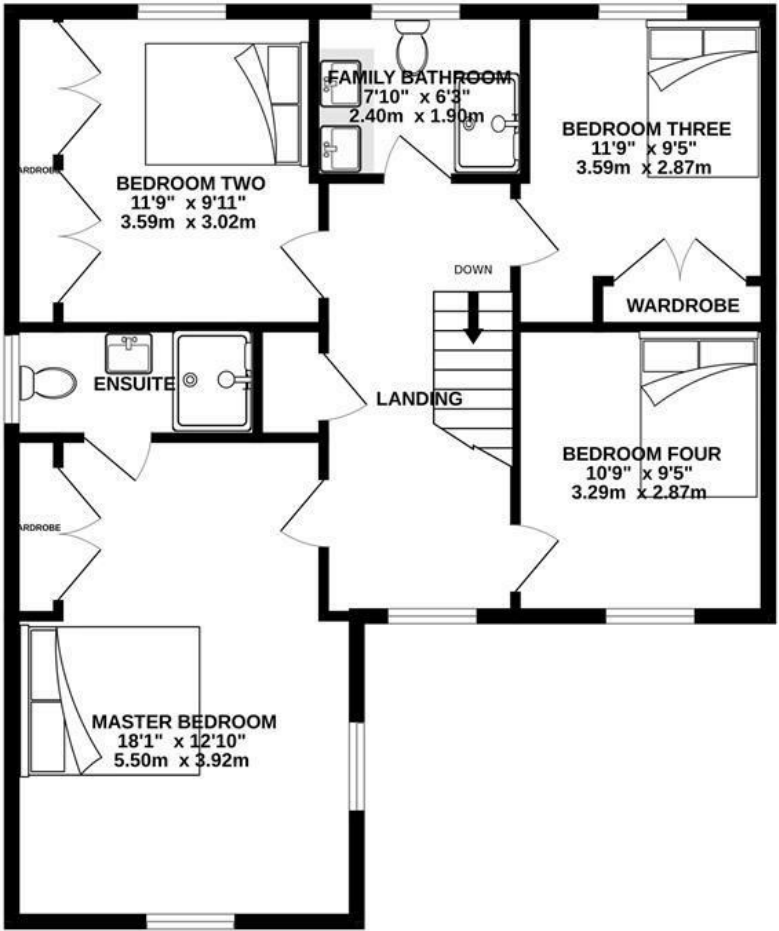


# BEN ROSE

GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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) 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		
	81	88
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

