BEN ROSE



Ferrier Grove, Chorley

Offers Over £374,995

Ben Rose Estate Agents are delighted to bring to market this stunning four-bedroom detached family home, situated within the extremely popular and sought-after residential development of Rivington View. Ideally positioned just a short distance from Chorley town centre, the property enjoys convenient access to a superb range of local amenities, shops and reputable schools. Commuters are also well catered for, with excellent motorway links and Chorley train station both easily accessible. Beautifully presented throughout, this attractive home has been tastefully decorated to a high standard and offers versatile living accommodation, making it an ideal choice for families. The development also benefits from a lovely community feel, with pleasant nearby walks, perfect for dog owners, and the added appeal of being situated alongside the Leeds and Liverpool Canal. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Upon entering, you are welcomed into a spacious entrance hall, providing access to all ground floor rooms, the staircase and useful under-stairs storage. To the front of the property is a convenient WC, alongside a separate reception room currently utilised as a dining room, although its versatile layout would allow it to serve a variety of purposes to suit individual needs.

Moving towards the rear, you will find the expansive lounge, which enjoys plenty of natural light through the windows and patio doors. The latter also provide lovely views over and direct access to the rear garden, while a charming log-burning fireplace creates an attractive focal point to the room. Completing the ground floor is the well-appointed kitchen/breakfast room, fitted with ample wall and base units and a range of fully integrated appliances, including a fridge-freezer, dishwasher and hob and oven. There is also space for a small dining table, while additional patio doors provide further access out to the garden.

Moving upstairs, the landing gives access to four generously proportioned double bedrooms, all of which benefit from fitted wardrobes. The master bedroom is particularly spacious and further benefits from its own three-piece en-suite shower room. A useful airing cupboard is also located off the landing, while the remaining bedrooms are served by the family bathroom, comprising a bath with an overhead shower.

Externally, the property boasts a generous rear garden, featuring a combination of lawn and flagged areas, providing plenty of space for outdoor relaxation and entertaining. The garden enjoys a good degree of privacy, with no properties directly overlooking it. To the front, a driveway provides ample off-road parking for multiple vehicles and leads to the integrated garage. The front garden is further enhanced by a lawn and established mature shrubs, while also enjoying a pleasant, unoverlooked aspect. With its attractive setting alongside the Leeds and Liverpool Canal, excellent family-friendly surroundings and beautifully presented accommodation, this is a wonderful home that is sure to appeal to a wide range of buyers.





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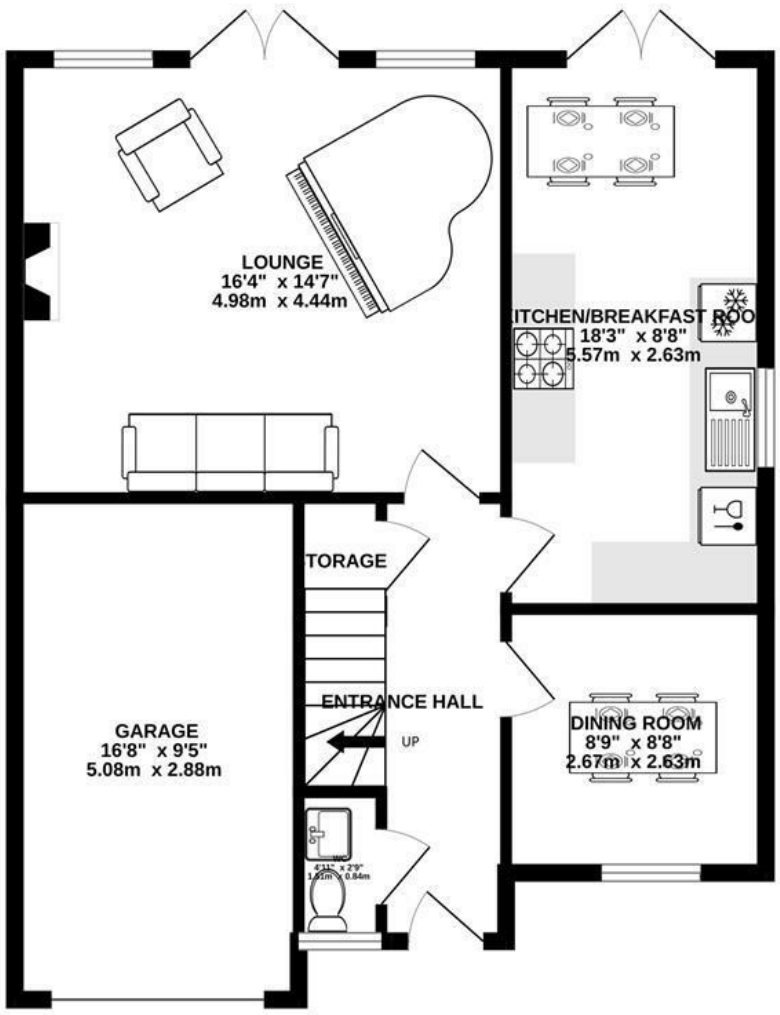
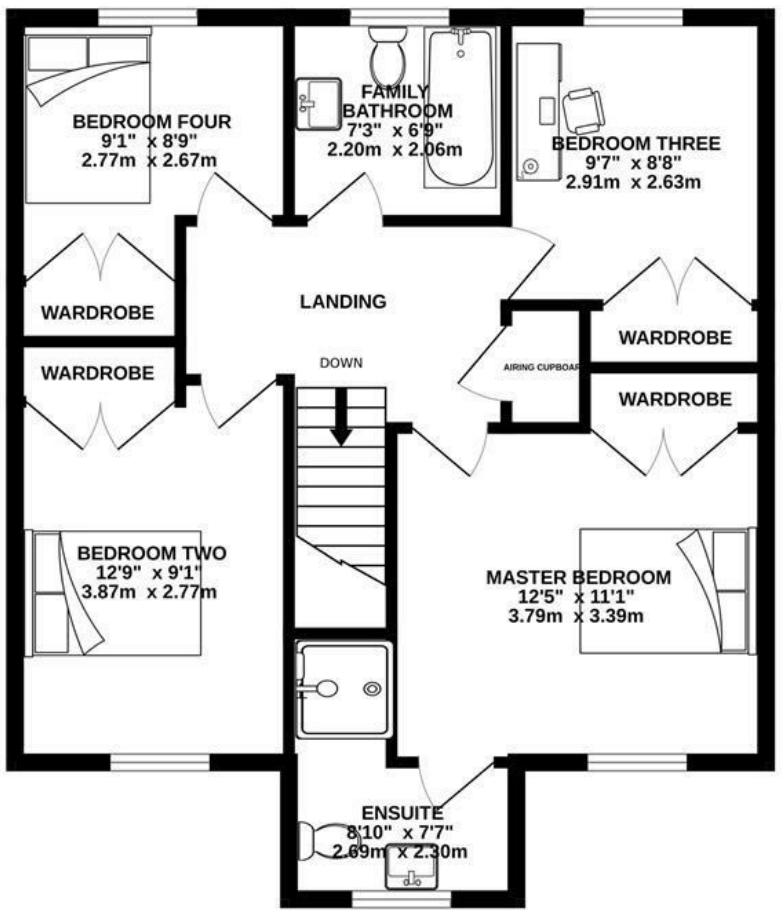
GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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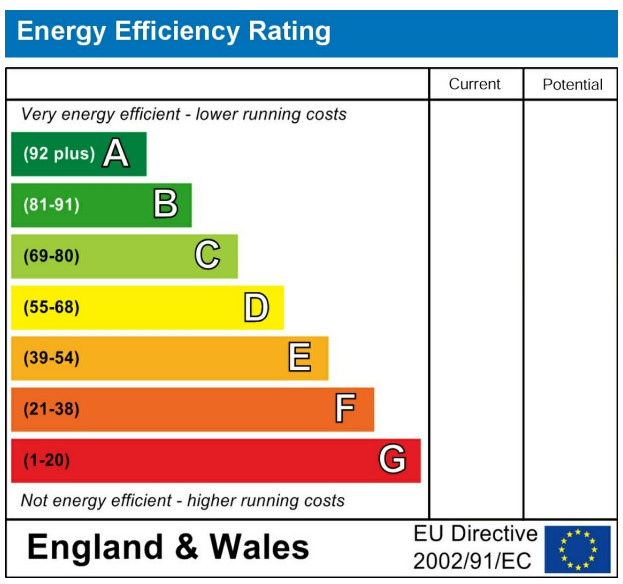
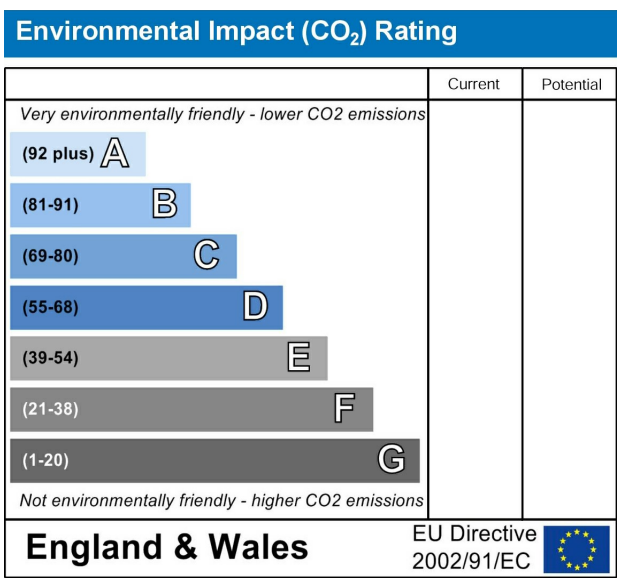
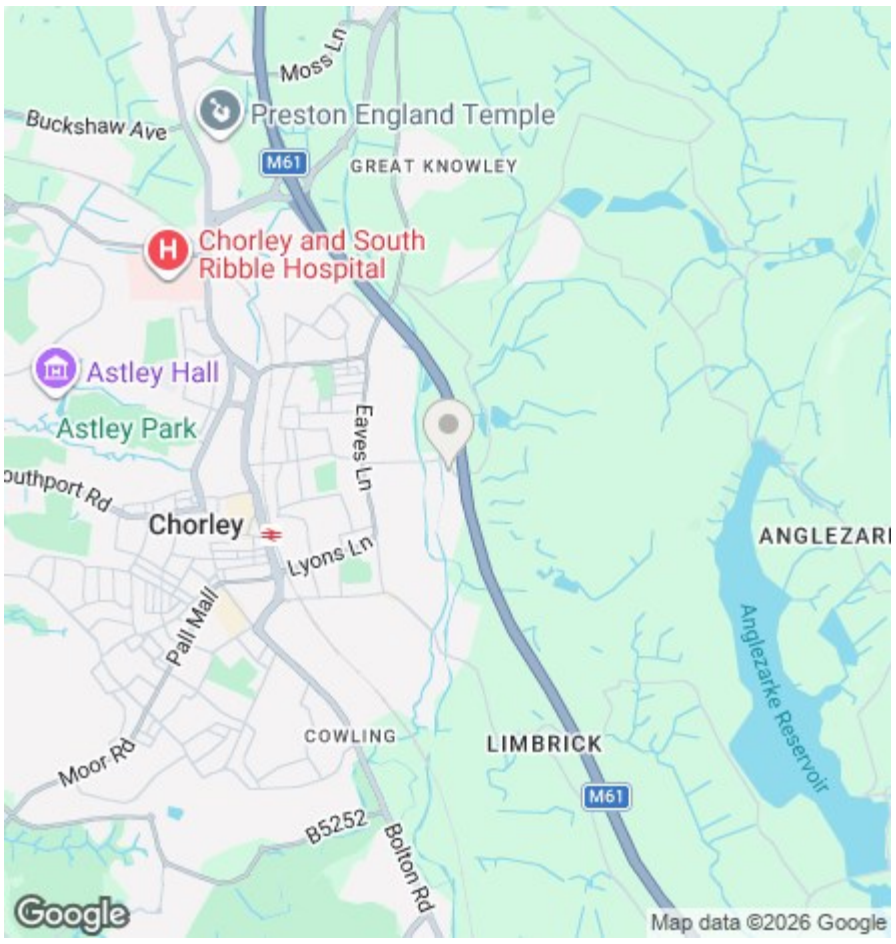
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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