



Athol Grove, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached dormer bungalow, offering a superb blend of spacious accommodation, versatile living space and attractive gardens, making it an ideal choice for families seeking a well-appointed home in a desirable Chorley location. The property has been thoughtfully arranged across two floors and benefits from two reception spaces, a modern fitted kitchen, three bathrooms, a detached garage, basement storage rooms and well-maintained gardens to both the front and rear. Ideally positioned within Chorley, the property provides excellent access to a wide range of everyday amenities, including shops, supermarkets, schools, cafés, restaurants and leisure facilities, whilst the town centre offers a vibrant market-town atmosphere. Chorley also benefits from excellent transport connections, with its railway station providing services towards Preston, Manchester and Blackpool, while regular bus services operate throughout the surrounding areas. For those commuting by road, the M61 is readily accessible, providing convenient connections towards Preston, Manchester and the wider motorway network. The nearby M6 further enhances connectivity, whilst the surrounding towns and cities of Preston, Leyland, Wigan and Manchester are all within convenient travelling distance. Families will also appreciate the wealth of outdoor and recreational opportunities nearby, including the beautiful Astley Park and Astley Hall, which provide extensive parkland, woodland walks, children's play areas, sports facilities and open spaces.

Stepping inside, the welcoming porch provides access into the spacious front lounge, which immediately offers an inviting first impression. The room features an attractive polished stone fire surround housing a traditional gas fire, creating a pleasant focal point, whilst a large front-facing window overlooks the beautifully maintained garden. Vinyl plank flooring runs underfoot and a door to the left leads through into the dining room, with a further door towards the rear of the lounge providing access to the additional ground-floor accommodation. The dining room is a particularly versatile reception space, benefiting from dual-aspect windows which provide views across the front garden and to the side, together with attractive hardwood flooring. A large opening flows directly through into the modern fitted kitchen, which is equipped with a range of integrated appliances, tiled flooring, a side-facing window and an external door providing access to the side of the property. The ground floor is completed by bedroom two, which enjoys a large window overlooking the rear garden and benefits from integrated wardrobes, alongside a three-piece family bathroom fitted with an overhead shower and tiled flooring. The spacious rear hallway provides an excellent sense of flow throughout this level, with a large window overlooking the garden and an open staircase rising to the first floor.

Moving upstairs, the property continues to offer well-proportioned and versatile accommodation with two further bedrooms. The impressive master bedroom enjoys a peaceful outlook over the rear garden and benefits from fitted wardrobes, while a large window allows plenty of natural light into the room. The master is further complemented by a private modern three-piece en-suite shower room, which includes a Velux window providing additional natural light and ventilation. Bedroom three is also generously proportioned and features a large rear-facing window overlooking the garden. A further modern three-piece shower room serves this floor and there is a small door that provides access to a substantial eaves storage area, offering valuable additional storage space that is particularly useful for family living. Beneath the property, the basement storage rooms provide yet more practical space, ideal for keeping household items, seasonal belongings and equipment neatly tucked away.

Externally, the property is approached via a concreted driveway with space for one car, which continues down the left-hand side of the property towards the detached garage, whilst gated access also leads through to the rear garden. The front garden is beautifully maintained and enclosed, featuring a generous lawn, mature bushes and shrubs and a mature apple tree, creating an attractive approach to the home. A small graveled section sits outside the lounge window, while a flagged pathway leads from the driveway to the welcoming front porch. To the rear, the property enjoys a large, enclosed lawned garden, bordered by mature shrubs and bushes and offering an excellent outdoor setting for families to enjoy throughout the warmer months. A flagged path continues down the side of the garage before opening into a small and secluded open-air seating area, providing a lovely spot to sit and relax. Access to the useful basement storage rooms is also available directly from the rear garden via a small door at the rear of the property. Combining generous accommodation, attractive gardens, useful storage, a detached garage and a highly convenient Chorley location, this impressive semi-detached dormer bungalow represents a fantastic opportunity for families looking for a comfortable and well-presented home with excellent everyday practicality and strong transport links.











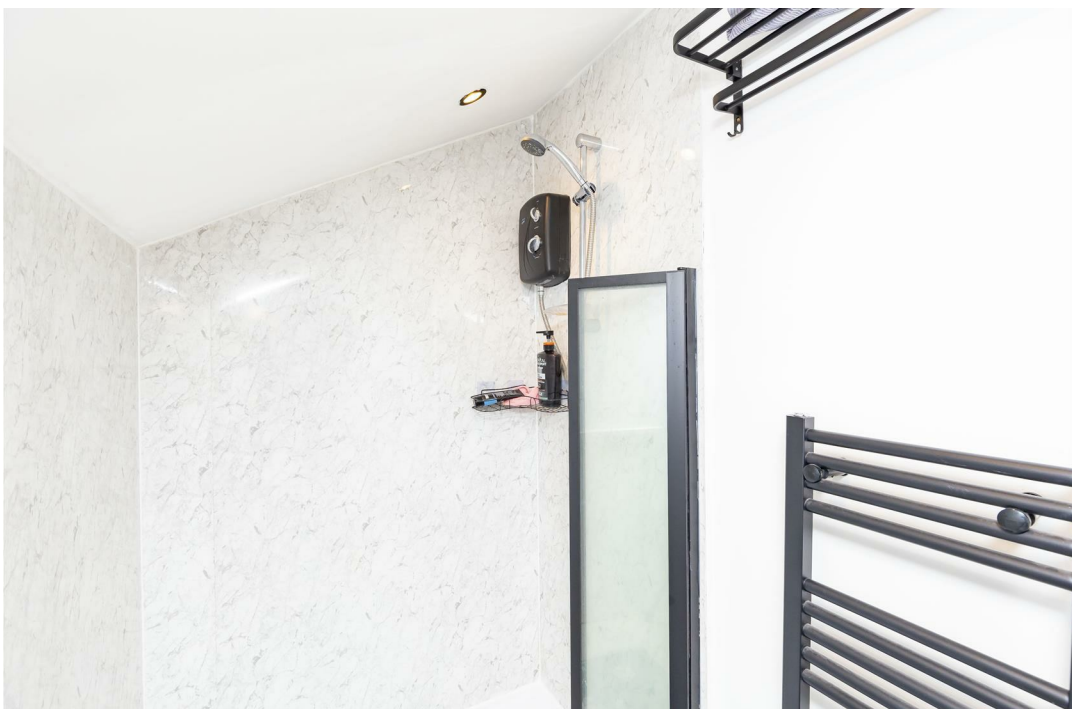
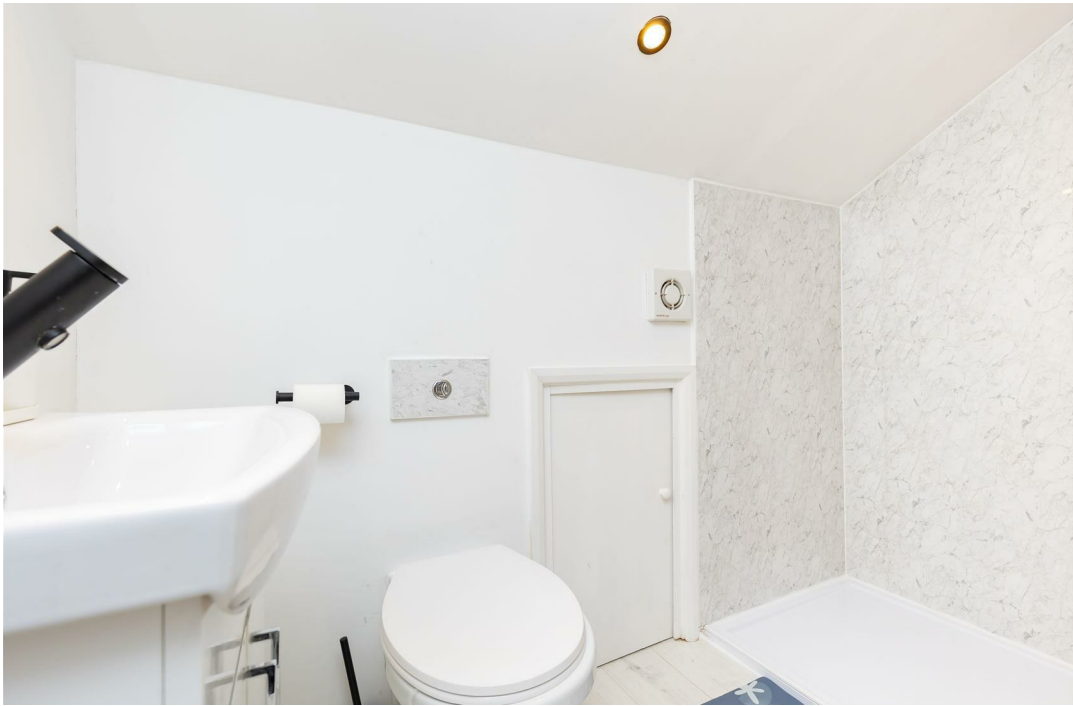












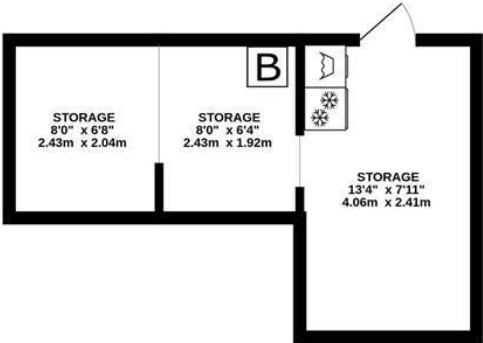




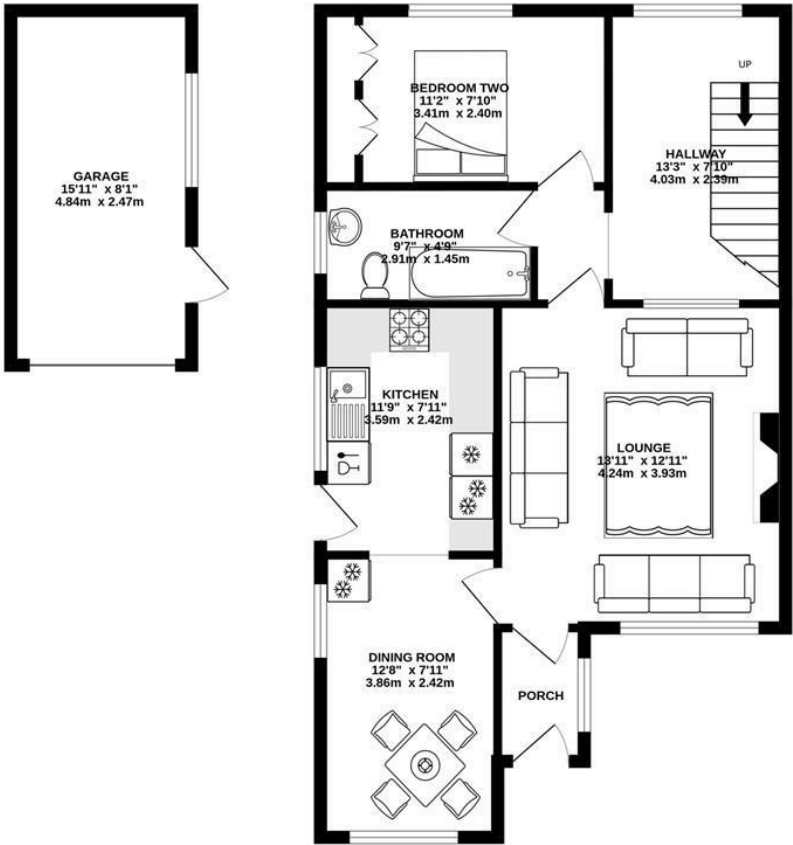


BEN ROSE

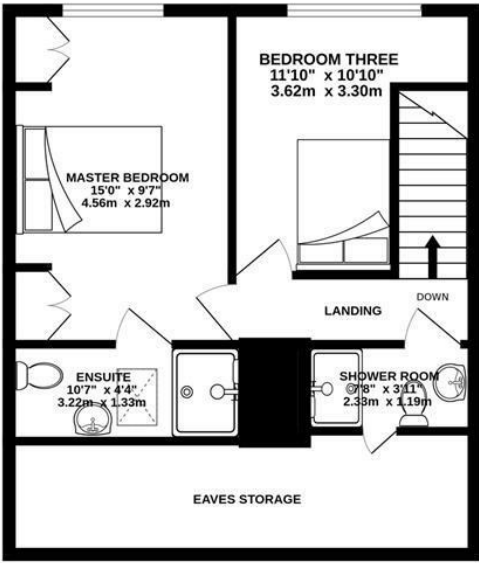
BASEMENT
209 sq.ft. (19.5 sq.m.) approx.



GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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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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		
	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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