



## Athol Grove, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents is delighted to present this charming three-bedroom semi-detached property, with no onwards chain, perfectly located in a quiet cul-de-sac in Chorley. Ideal for first-time buyers or a small family, this inviting home offers generous living space and is within walking distance of Chorley town centre, providing access to excellent local shops, schools, and amenities. With superb transport links to the M6 and M61 motorways, it combines convenience with a peaceful setting. Early viewing is highly recommended to secure this delightful residence.

Upon entering, the welcoming hallway grants access to all ground-floor rooms and the staircase leading to the first floor. At the front of the property, the spacious lounge is bathed in natural light from a large front-facing window, creating a warm and inviting atmosphere. The lounge flows seamlessly into the kitchen/diner, which features ample wall and base units, space for freestanding appliances, and plenty of room for a large family dining table. Additionally, this area offers access to under-stair storage and the conservatory.

The conservatory is a versatile space, perfect as a summer sitting room, dining area, or home office, with direct access to the rear garden, enhancing the connection between indoor and outdoor living.

The first floor comprises three well-proportioned bedrooms, including two generous doubles. The master bedroom benefits from ample integrated storage, while the floor is completed by a three-piece family bathroom with an over-bath shower.

Outside, the property continues to impress. The front features a low-maintenance lawn bordered by trees and shrubs, along with a driveway that accommodates two vehicles for off-road parking. To the rear, a garage offers excellent storage or the potential to be converted into a workshop. The tiered, landscaped garden provides a mix of paved and lawned areas, all enclosed by fencing with gated access, making it a perfect outdoor retreat.





















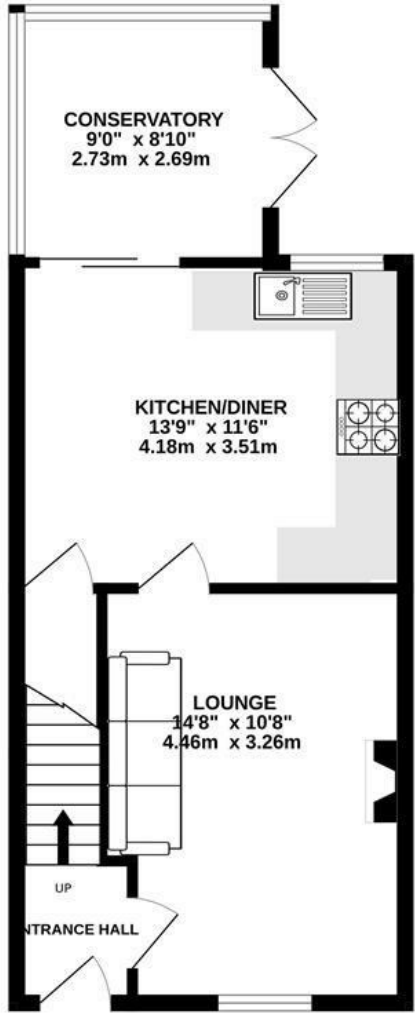




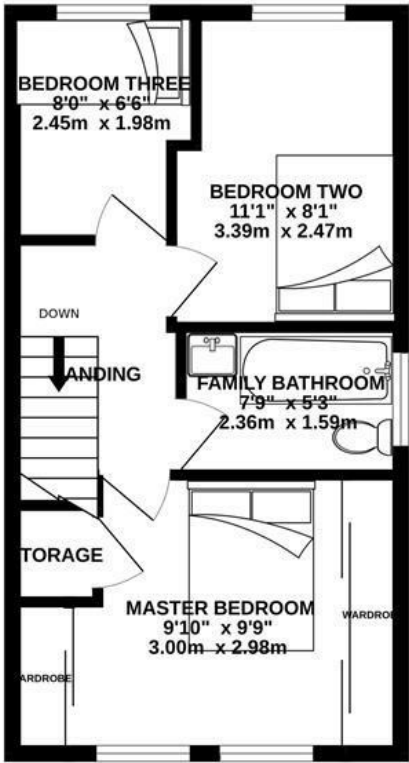


# BEN ROSE

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
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	

