



## Cottage Fields, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to the market this recently modernised three-bedroom detached family home, located in a peaceful cul-de-sac in Chorley, Lancashire. This well-presented property offers an ideal family living environment with modern features and an excellent location. Situated close to Chorley town centre, the home benefits from a wide range of local amenities, including shops, schools, and leisure facilities. It also enjoys superb travel connections, with nearby train stations, convenient bus routes, and easy access to major motorways such as the M61 and M6, making it an ideal choice for commuters.

The home has been fully refurbished to a beautiful standard throughout, including newly fitted kitchen and shower rooms. It boasts neutral décor, allowing prospective buyers to put their own stamp on the space, and making it completely move-in ready.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. Directly ahead is the spacious lounge, featuring a central fireplace and a large window overlooking the garden. The lounge flows seamlessly into the dining room, which offers ample space for a family dining table and benefits from double patio doors opening onto the garden. Back through the hallway, you will find the kitchen. The modern fitted kitchen provides generous storage and includes integrated appliances such as a fridge-freezer, double oven, hob, and washing machine. Completing the ground floor is a convenient under-stairs WC.

Moving upstairs, you will find three well-proportioned double bedrooms, with bedrooms two and three benefiting from integrated storage. The master bedroom boasts a stylish ensuite shower room. A separate three-piece shower room serves the remaining rooms on this level.

Externally, the front of the property features a private driveway with off-road parking for two vehicles. From here, you have access to the attached garage, which includes an electric door and is equipped with lighting and power.

To the rear of the property is a generously sized garden, comprising a well-maintained lawn and a flagged patio area - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.



































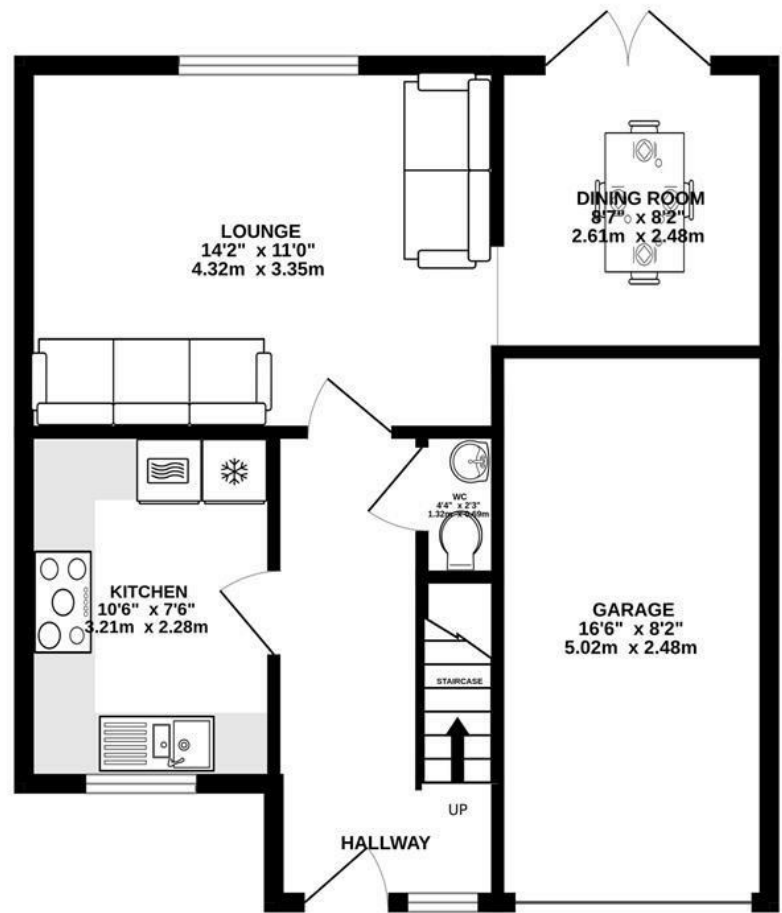




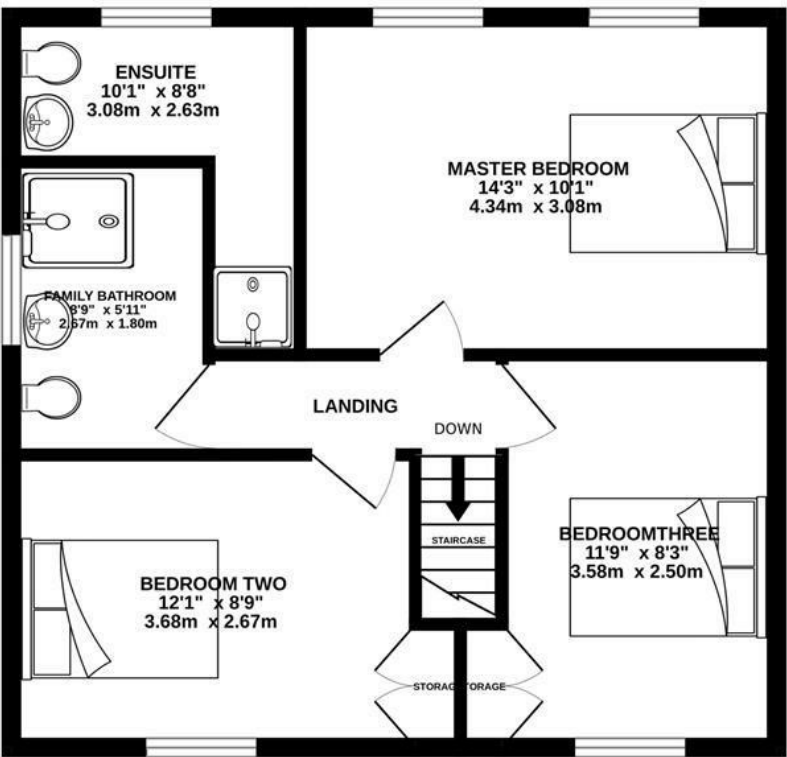




GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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                                 | <div>57</div> | <div>84</div>                                                                                                  |
| (81-91) B                                   |               |                                                                                                                |
| (69-80) C                                   |               |                                                                                                                |
| (55-68) D                                   |               |                                                                                                                |
| (39-54) E                                   |               |                                                                                                                |
| (21-38) F                                   |               |                                                                                                                |
| (1-20) G                                    |               |                                                                                                                |
| Not energy efficient - higher running costs |               |                                                                                                                |
| England & Wales                             |               | EU Directive<br>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  |

