



## Queensgate, Chorley

**Offers Over £220,000**

Ben Rose Estate Agents are delighted to present to the market this charming three-bedroom bungalow, ideally situated in the heart of Chorley. Nestled within a quiet and peaceful cul-de-sac, the property offers a tranquil setting while remaining close to excellent transport links and local amenities. With shops and schools just a short distance away, this home provides the perfect balance for families and commuters alike. Though in need of modernisation throughout, it offers tremendous potential to create a warm and inviting family home.

Upon entering, you are welcomed into a central entrance hall providing access to all areas of the property. To the left, you'll find two well-proportioned bedrooms—one a comfortable double with fitted wardrobes, the other a generous single, ideal for use as a nursery, guest room, or home office. Toward the rear of the home, the family bathroom offers a three-piece suite with an over-the-bath shower and a spacious built-in airing cupboard for added storage.

Continuing through to the rear, the kitchen/diner is a generous space fitted with ample wall and base units, integrated hob and oven, and room for additional freestanding appliances. There's also space to accommodate a large dining table, making it ideal for family meals and entertaining. From here, there is direct access to the rear garden. Adjacent to the kitchen lies the master bedroom, a sizeable double room featuring fitted wardrobes and a pleasant outlook onto the garden.

The expansive lounge is positioned at the front of the home, enjoying an abundance of natural light through a large front-facing window. With ample room for a full three-piece suite and additional furnishings, it also features a traditional fireplace, adding a cosy focal point to the room.

Externally, the property benefits from a generous, low-maintenance rear garden with flagged paving, a single detached garage, and gated side access to the driveway. The front of the property is equally impressive, boasting a spacious lawn and a large driveway providing off-road parking for up to three vehicles. Tall hedging and gated entry add a sense of privacy and security.

This lovely bungalow, offered with no onward chain, presents a rare opportunity to secure a spacious family home in a quiet, family-friendly location with endless potential.



















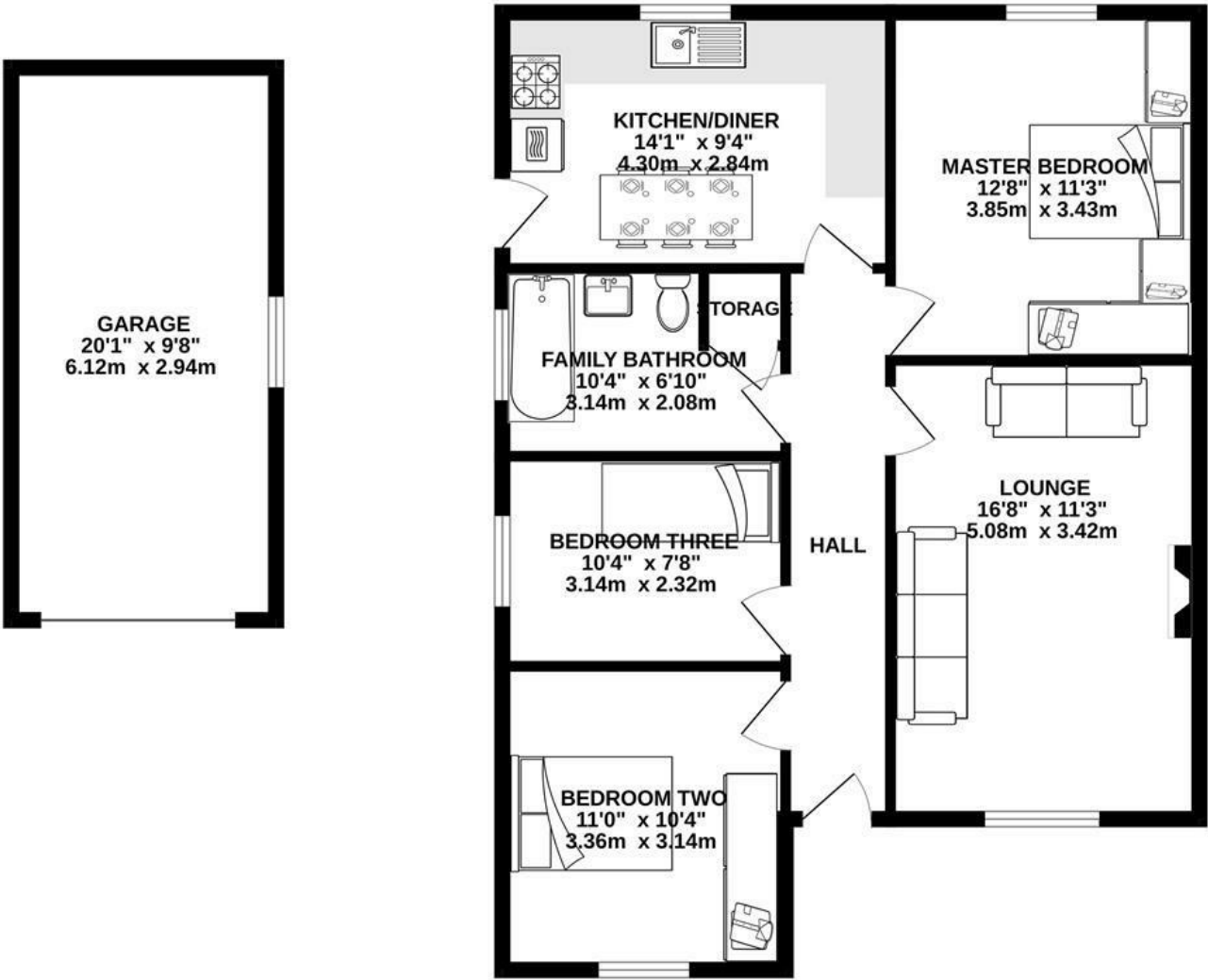









GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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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		
	60	75
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 