BEN ROSE



Oakwood Road, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this extended semi detached home, situated in a convenient and popular residential area of Chorley. Offered with no onward chain, this property presents an excellent opportunity for buyers looking to modernise and add value, making it ideal for families or couples seeking a home they can truly make their own. The property benefits from gas central heating and uPVC double glazing throughout. Located just a short distance from Chorley town centre, there is easy access to a wide range of local shops, supermarkets, restaurants, pubs and well regarded schools. Excellent transport links are nearby, including rail services to Preston and Manchester, along with frequent bus routes to Preston, Blackburn and Wigan. The M6 and M61 motorways are also within easy reach, ideal for commuters.

Internally, the ground floor begins with an entrance hall leading into a spacious lounge positioned to the front of the home, featuring an electric fire as a focal point. To the rear, a separate dining room provides a generous space for entertaining and family meals, with a large opening leading into the kitchen. The kitchen itself offers a functional layout with access out to the rear garden and presents scope for modernisation to suit individual tastes.

To the first floor, the property offers three well proportioned bedrooms, including a large master bedroom and a comfortable second double. The third bedroom is ideal as a child’s room, nursery or home office. A three piece family bathroom completes the accommodation on this level.

Externally, the property benefits from a paved front garden with gated access. To the rear, there is a low maintenance garden with a paved patio area, screen fencing for privacy, and a walkway leading to the front of the property. This is a fantastic opportunity to acquire a home with great potential in a highly convenient location.





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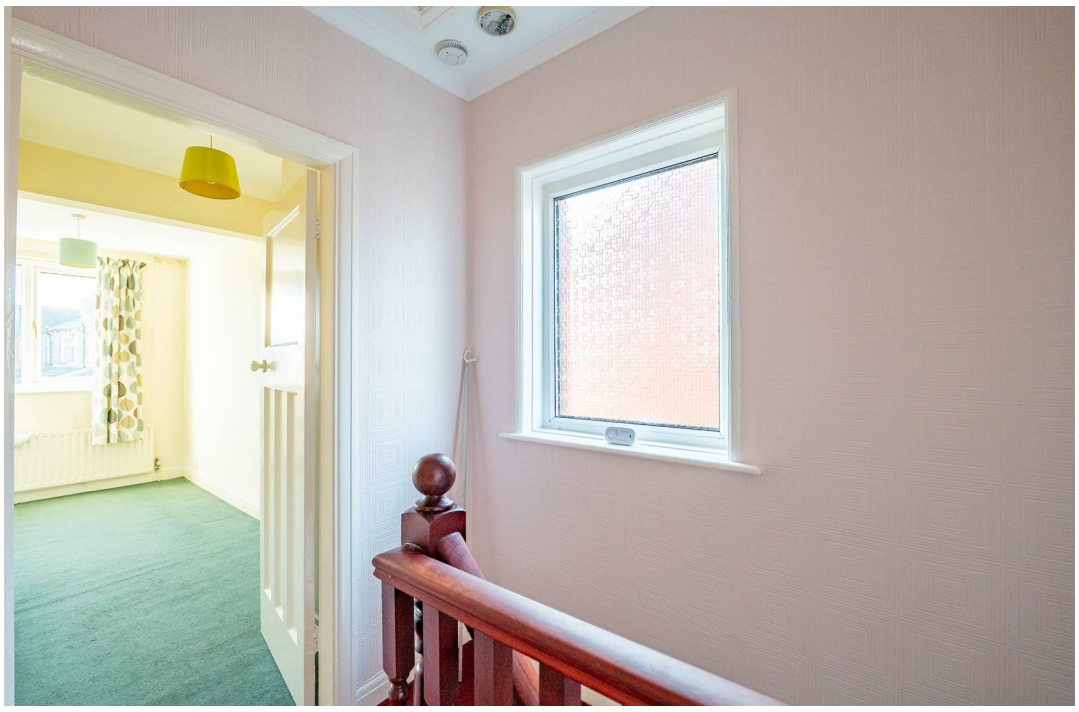














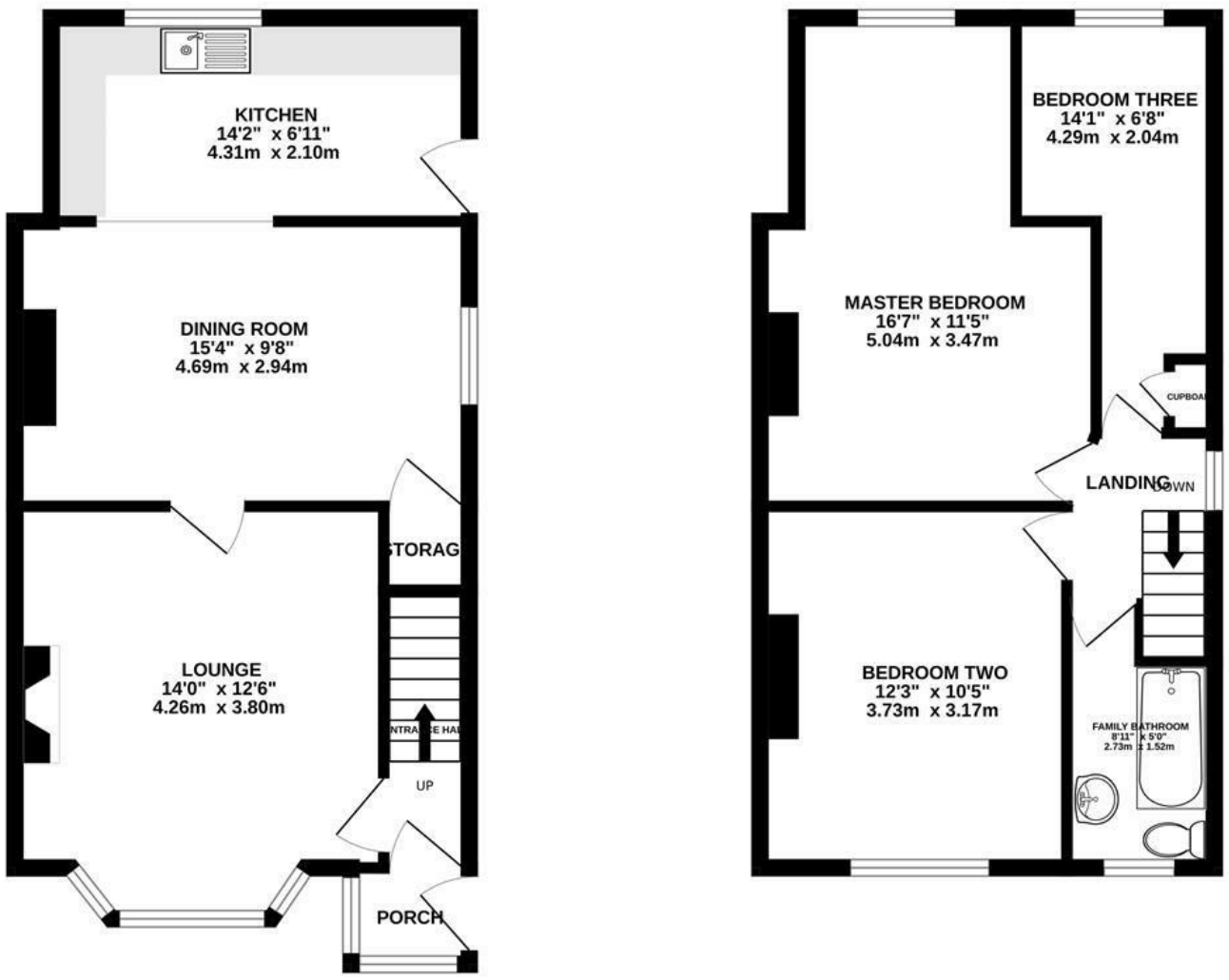


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GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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