BEN ROSE



Lighthurst Avenue, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated five-bedroom semi-detached home, tucked away within a quiet cul-de-sac in the highly sought-after town of Chorley. Finished to a high standard throughout, this spacious family home is ideal for first-time buyers and couples looking for a property ready to move straight into. Conveniently located close to Chorley town centre, the property enjoys easy access to a fantastic range of shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent rail links provide direct services to Preston and Manchester, whilst regular bus routes connect to Preston, Blackburn and Wigan. The nearby M6 and M61 motorways also make commuting straightforward.

Stepping inside, the welcoming entrance hall leads into a generous lounge featuring double aspect windows that flood the room with natural light. To the rear is a spacious dining room, perfect for entertaining or family meals, with access into the newly fitted modern kitchen. The kitchen offers a sleek finish and comes complete with an induction hob, integrated fridge freezer and dishwasher.

To the first floor are five well-proportioned bedrooms, including a spacious principal bedroom and two further doubles, alongside two versatile single rooms ideal as children's bedrooms, dressing rooms or a home office. Completing the accommodation is a stylish three-piece family bathroom, finished with contemporary fittings.

Externally, the property benefits from a long gravel driveway providing off-road parking for four to five vehicles. To the rear is a generous enclosed garden, mainly laid to lawn and bordered by high fencing for added privacy. Offering modern living, generous accommodation and an excellent location, this is a fantastic opportunity not to be missed.





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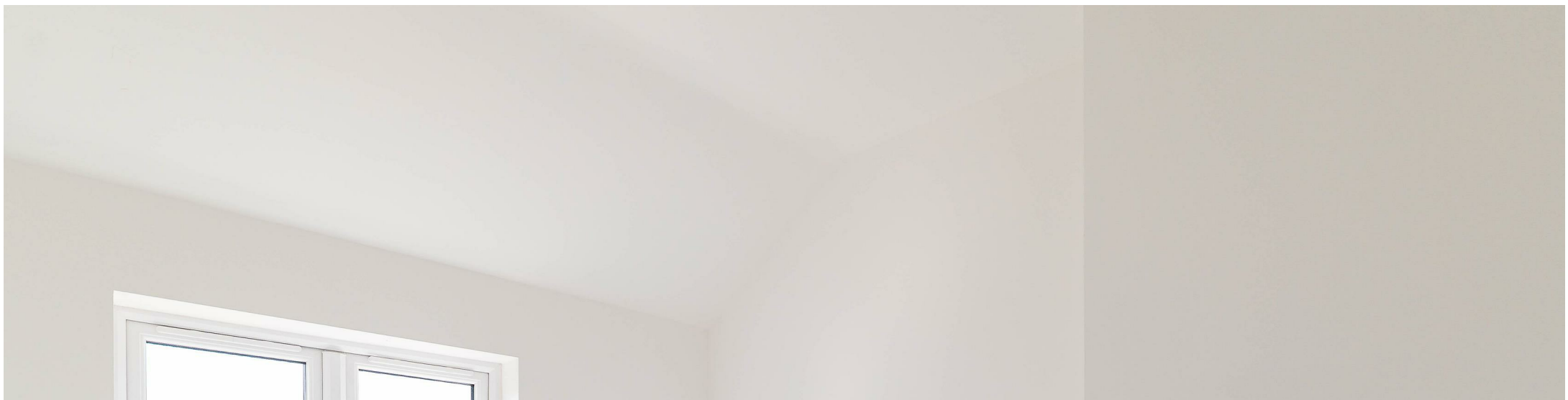
























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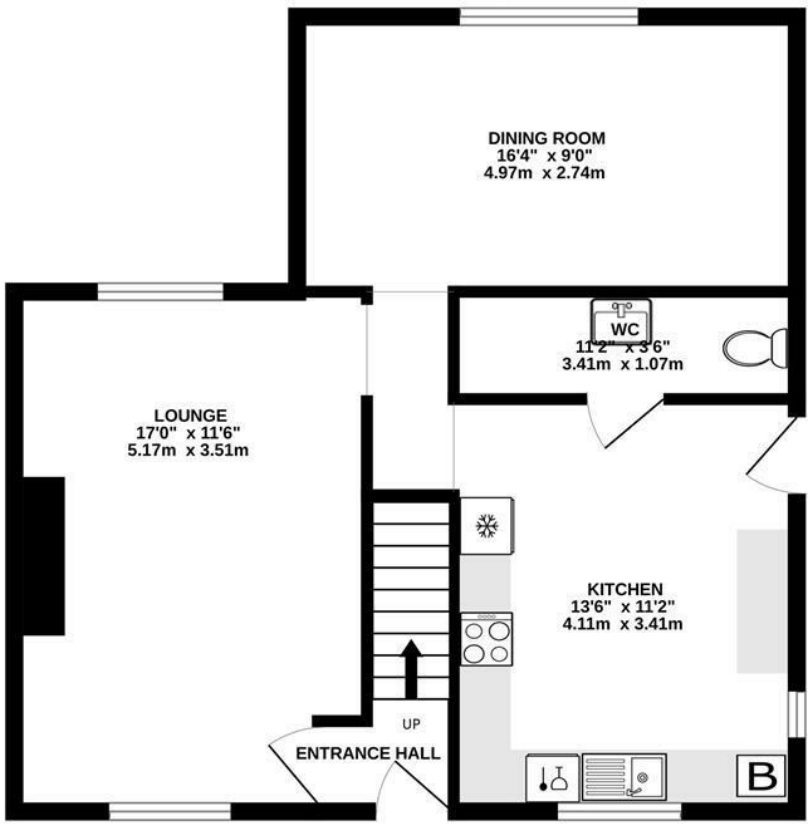




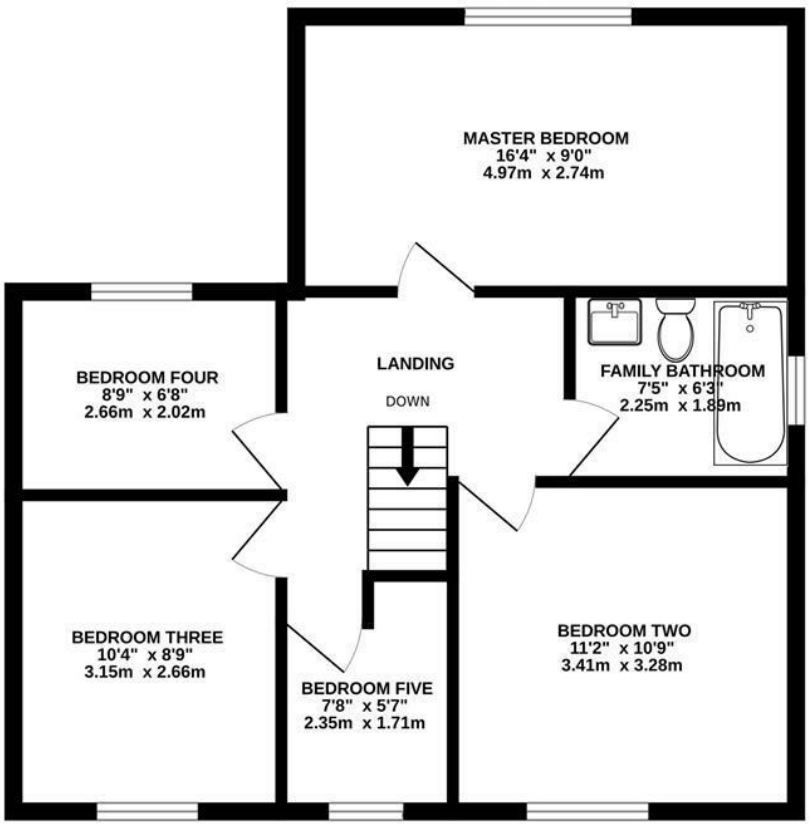


BEN ROSE

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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