



Woodlark Drive, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached home, ideally suited to young families seeking a well-finished and move-in ready property. This lovely home offers a bright and spacious layout throughout, with tasteful décor and a modern feel that will appeal to a wide range of buyers. Situated in a popular area of Chorley, the property benefits from excellent access to local amenities including well-regarded schools, supermarkets, parks, and leisure facilities. Chorley town centre is just a short drive away, offering a variety of shops, cafés, and restaurants, while strong transport links are provided via nearby bus routes, Chorley train station with direct links to Manchester and Preston, and convenient access to the M61 and M6 motorways—perfect for commuting.

Upon entering the home, you are welcomed into a central entrance hall which provides access to the first floor stairs, a convenient ground floor WC, and the main living space. The lounge is beautifully presented, offering a light and airy atmosphere with plenty of room for comfortable seating, making it an ideal space for relaxing or entertaining. This room flows seamlessly into the well-finished kitchen, which has been thoughtfully designed to include ample worktop and storage space, along with room for a family dining table. The kitchen also overlooks the rear garden, allowing for a pleasant outlook and plenty of natural light.

Moving upstairs, the landing leads to three well-proportioned bedrooms, offering flexible space for growing families, whether for sleeping arrangements, a home office, or a nursery. The accommodation is completed by a modern family bathroom, fitted with contemporary fixtures and finished to a good standard, in keeping with the rest of the home.

Externally, the property boasts a driveway to the front providing off-road parking, alongside a well-maintained lawn and mature bushes that enhance the home's kerb appeal. To the rear, you'll find a generous, fully fenced garden featuring a large lawn along with two separate paved and decked seating areas—perfect for outdoor dining, entertaining, or relaxing in the warmer months. This fantastic home combines space, style, and practicality in a sought-after location, making it an excellent choice for young families looking to settle down.







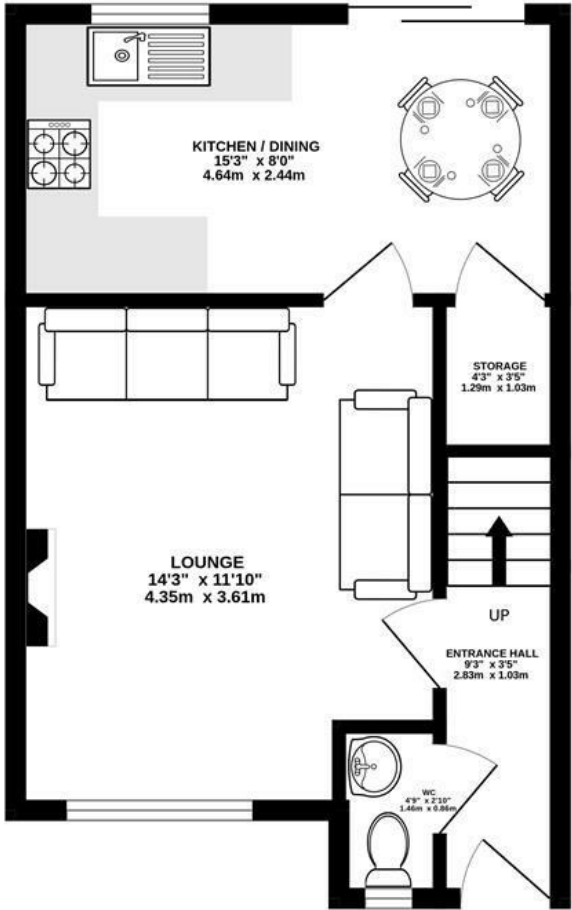




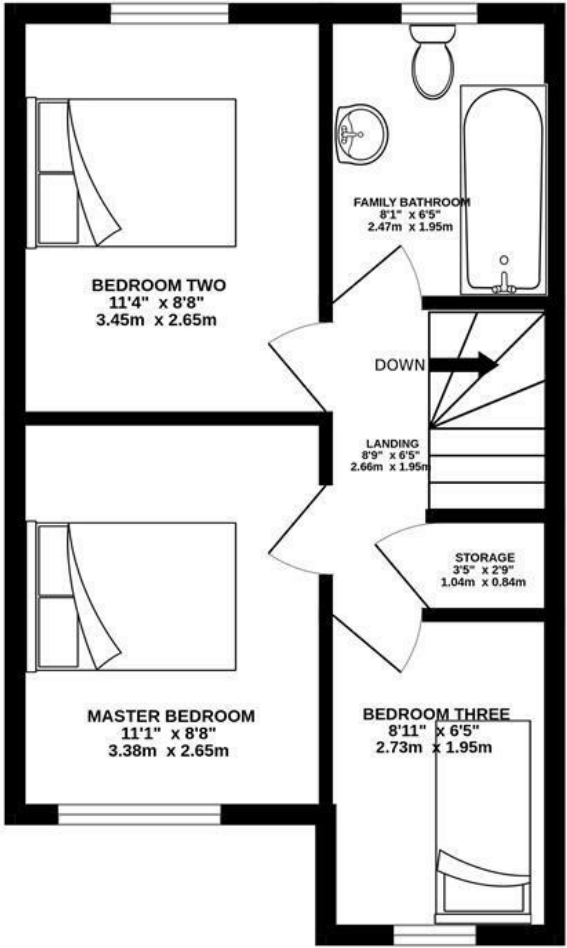


BEN ROSE

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

