



## Booth Avenue, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached townhouse located in a sought-after area of Chorley, Lancashire. Ideal for families and first-time buyers, this modern home offers a peaceful setting while still being conveniently close to local amenities. Chorley town centre, with its array of shops, restaurants, and schools, is just a short distance away, while nearby travel links include easy access to the M61 and M6 motorways, making commuting to nearby cities like Preston, Manchester, or Bolton straightforward. The home is also well-connected with local bus services and a nearby train station. For outdoor enthusiasts, a scenic local walk behind the property leads to the picturesque Yarrow Valley Park, perfect for leisurely walks and family outings.

Upon entering the home, you are welcomed by an entrance hall that provides access to the modern kitchen/diner, which is fitted with integrated appliances and offers ample space for a family dining table. The ground floor also benefits from a generous under-stair storage cupboard, a convenient WC, and a well-proportioned lounge situated at the rear of the property. The lounge benefits from having patio doors that lead out to the garden, making it the perfect space for relaxation and entertaining.

The first floor houses two of the three bedrooms, both of which are well-sized and provide plenty of room for storage. Also located on this floor is the three-piece family bathroom, complete with an over-the-bath shower, ideal for family living.

The second floor is dedicated to the impressive master suite, offering a private sanctuary with a spacious bedroom, a designated dressing area, and an en-suite shower room. This luxurious space is perfect for unwinding after a busy day.

Externally, the property offers a driveway to the side with parking space for up to two cars, and there is also a front lawn area. To the rear of the home is a secluded garden, featuring a patio and lawn area, perfect for outdoor dining or children to play. The garden also provides direct access to local countryside walks.





















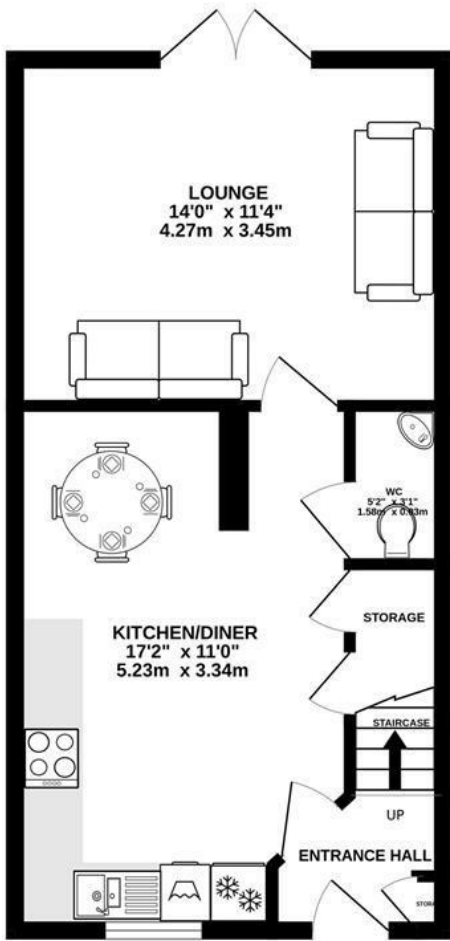




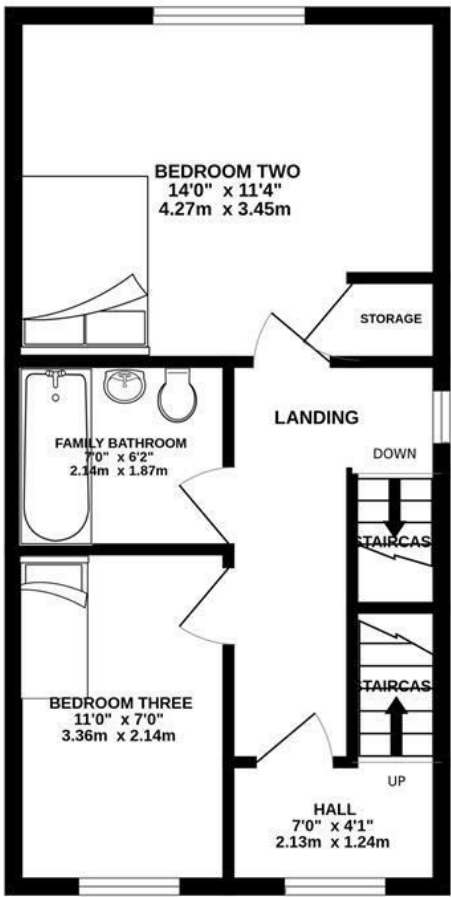


BEN ROSE

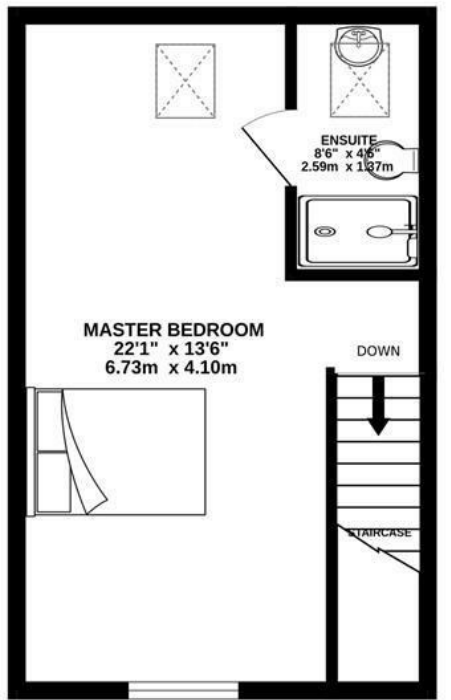
GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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		95
(81-91) B	85	
(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 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	

