



Claremont Avenue, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom semi-detached home, ideally situated in a popular residential area of Chorley. This property offers a fantastic opportunity for families seeking generous living space and a practical layout within easy reach of local amenities. Chorley is a thriving market town offering a wide range of shops, supermarkets, cafés and leisure facilities, along with well-regarded schools that make the area particularly attractive for family living. The home also benefits from excellent transport connections, with Chorley train station providing direct rail links to Preston, Manchester and beyond. For commuters, the nearby M6, M61 and M65 motorways offer convenient access to surrounding towns and cities including Bolton, Blackburn and Leyland. In addition, there are plenty of local parks and countryside walks nearby, as well as the popular Astley Park which provides green open space, playgrounds and community events throughout the year.

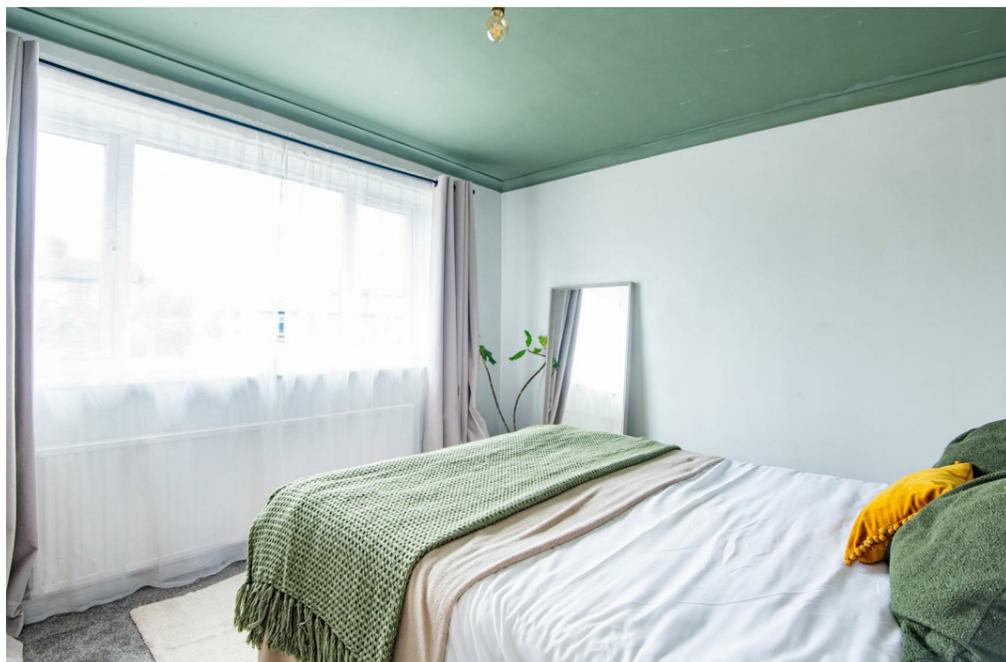
Entering the home, you are first welcomed into a vestibule which provides access to the staircase leading to the first floor. From here, the property opens into both the main hallway and the generously sized lounge. The lounge benefits from a charming bay window to the front, allowing plenty of natural light to fill the room and creating a warm and inviting living space. The hallway continues towards the rear of the home where you will find the contemporary kitchen, offering ample worktop space, storage and multiple integrated appliances. The kitchen connects through to the dining room at the back of the property, creating a versatile area that can comfortably accommodate family meals, while also lending itself well to use as a playroom or additional sitting room if desired. An external hallway, accessible from both the front of the home and the ground floor hallway, provides useful access through to the garage as well as a separate utility room, adding further practicality to the layout.

Heading upstairs, the landing leads to three well-sized bedrooms, all offering comfortable accommodation for family members or guests. One of the bedrooms benefits from built-in wardrobes, providing convenient storage while maximising floor space. The remaining rooms are flexible and could easily be used as children's bedrooms, guest rooms or a home office if required. Completing the first floor is the modern family bathroom, finished to a contemporary standard and fitted with a three-piece suite.

Externally, the property offers excellent outdoor space to both the front and rear. To the front, there is a sizeable driveway providing off-road parking for up to two vehicles and access to the garage. The front garden features mature flower beds along with a small surrounding wall that adds a sense of privacy and character to the property's approach. To the rear, the tiered garden has been thoughtfully arranged to create several functional outdoor areas. It begins with a paved patio space that is ideal for outdoor seating or dining, followed by an easy-to-maintain astroturfed section and attractive flower beds that add colour and greenery. Overall, this home presents a wonderful opportunity for families looking for a comfortable and well-located property within easy reach of everything Chorley has to offer.





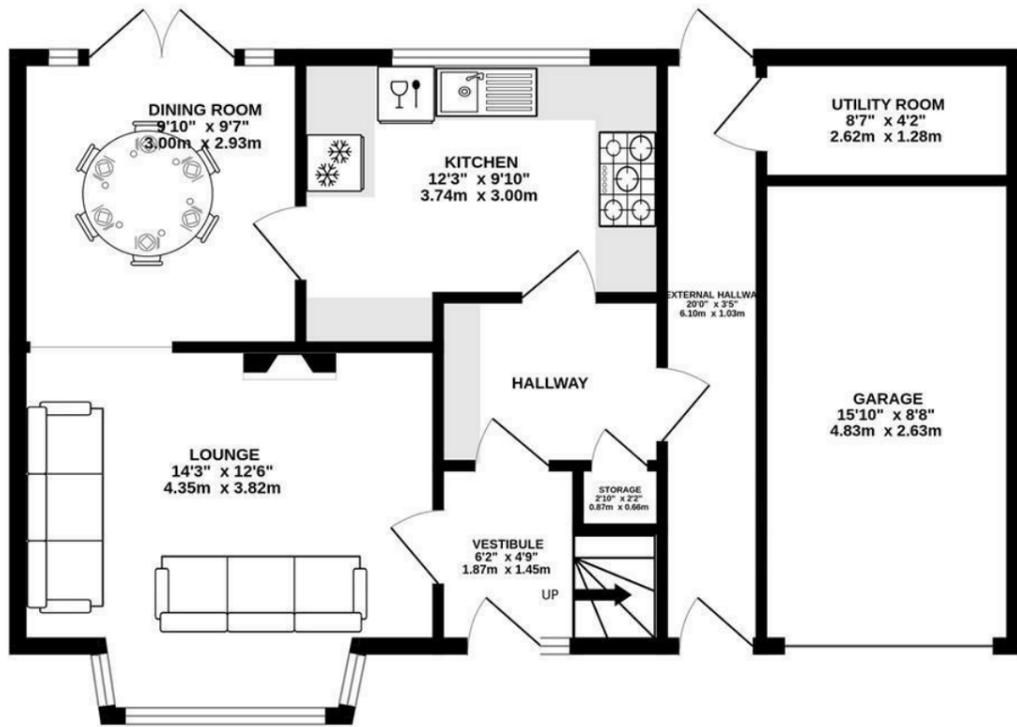




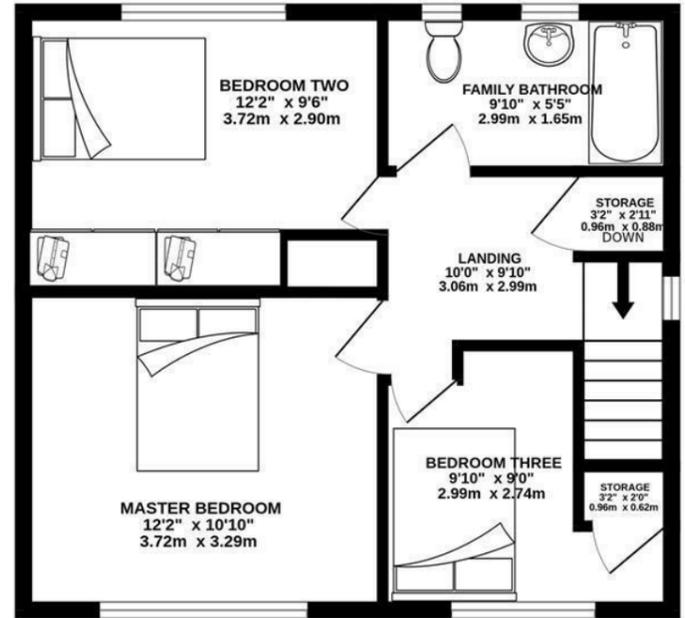




GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

