



Howe Grove, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, located on a quiet and pleasant cul-de-sac in a sought-after residential area of Chorley. Offered with no onward chain, this home presents an excellent opportunity for a smooth and straightforward purchase. It would make an ideal family home, benefiting from close proximity to excellent local schools, supermarkets, and a wide range of amenities. The property is also well positioned for commuting, with easy access to the M6 and M61 motorways connecting to major North West towns and cities.

Stepping into the property, you are welcomed into a spacious entrance hallway, with a staircase leading to the first floor. To the left, you will find the generously sized lounge, which flows seamlessly into the open-plan kitchen/dining area. The lounge features a central fireplace and a large front-facing window, allowing for plenty of natural light. Moving through, the bright kitchen offers ample storage and is fitted with an integrated oven and hob, while the dining area provides plenty of space for a family dining table and leads into the conservatory. The conservatory offers versatile additional living space, with double patio doors opening out onto the rear garden. Completing the ground floor is a three-piece family bathroom with an over-the-bath shower, conveniently located off the entrance hallway.

Upstairs, the property offers three well-proportioned bedrooms, two of which are doubles.

Externally, to the front of the property is a private driveway providing off-road parking for multiple vehicles. The rear garden is generously sized with a low maintenance flagged patio. The home also benefits from a detached single garage to the rear, offering excellent additional storage.

Early viewing is highly recommended to avoid disappointment.





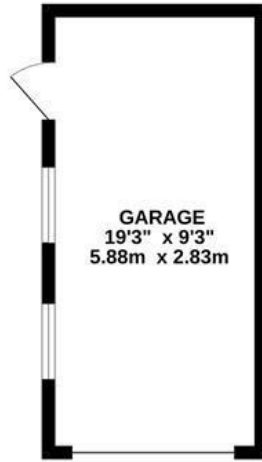
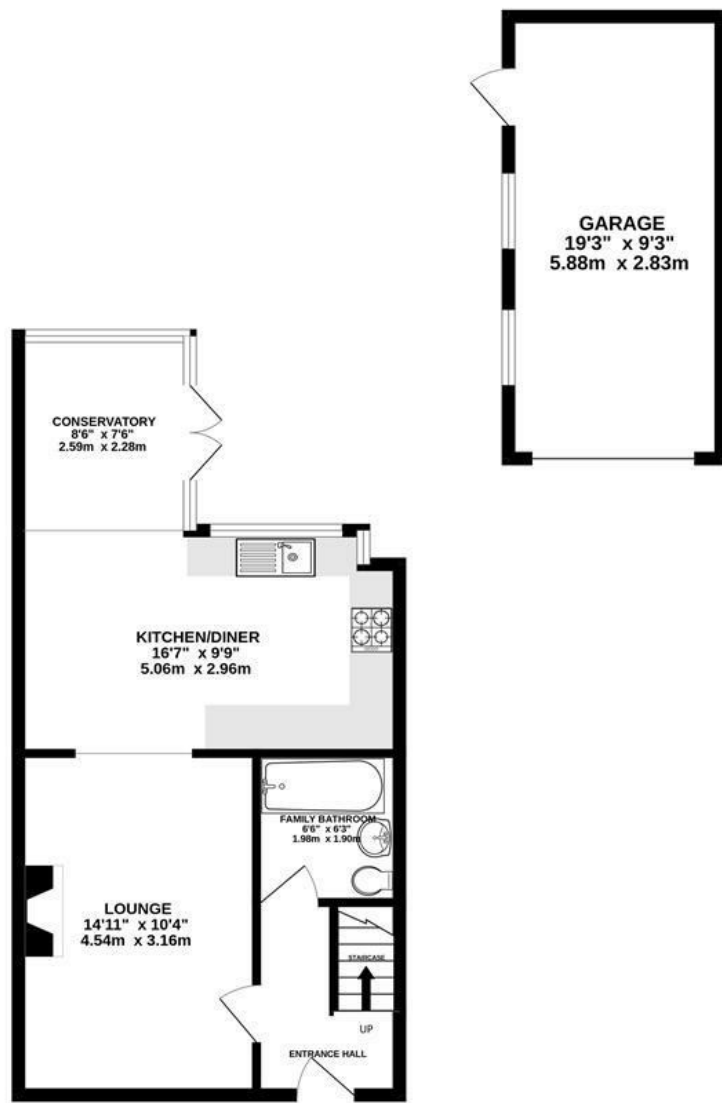




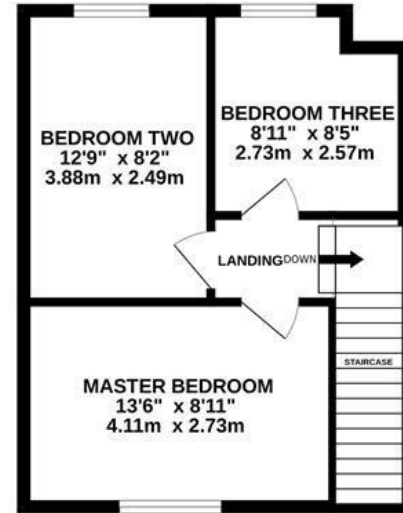




GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

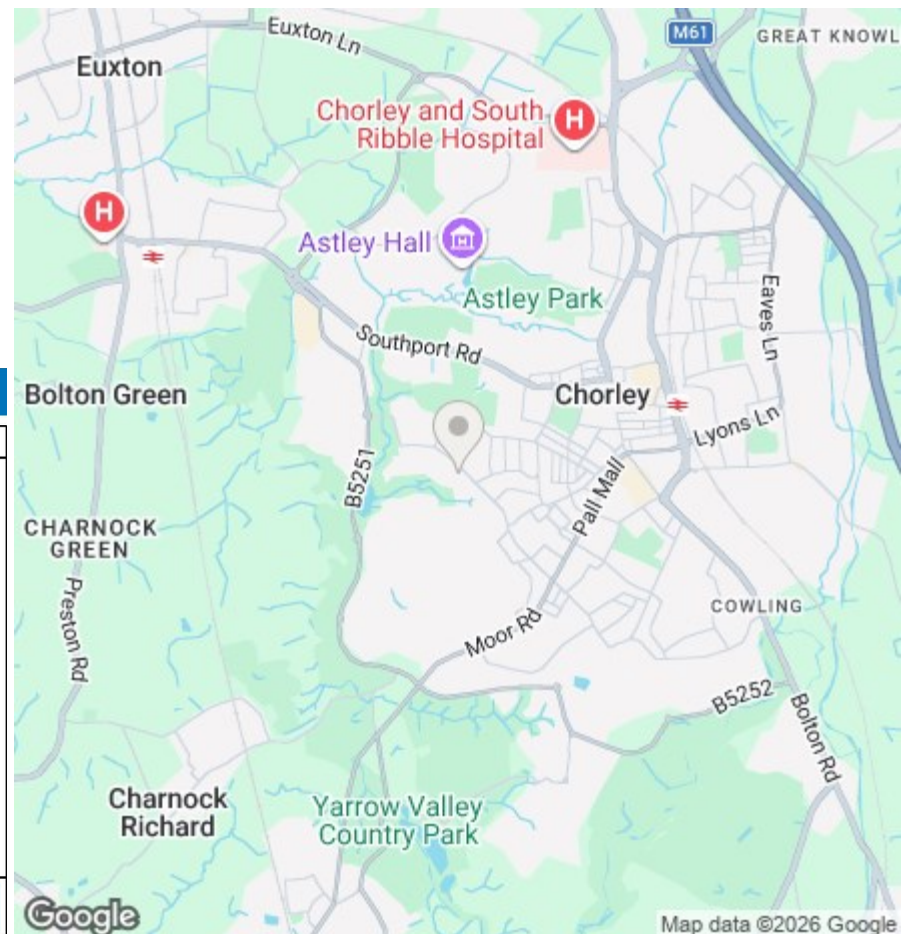


TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

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	