



## Millfield Road, Chorley

Offers Over £299,995

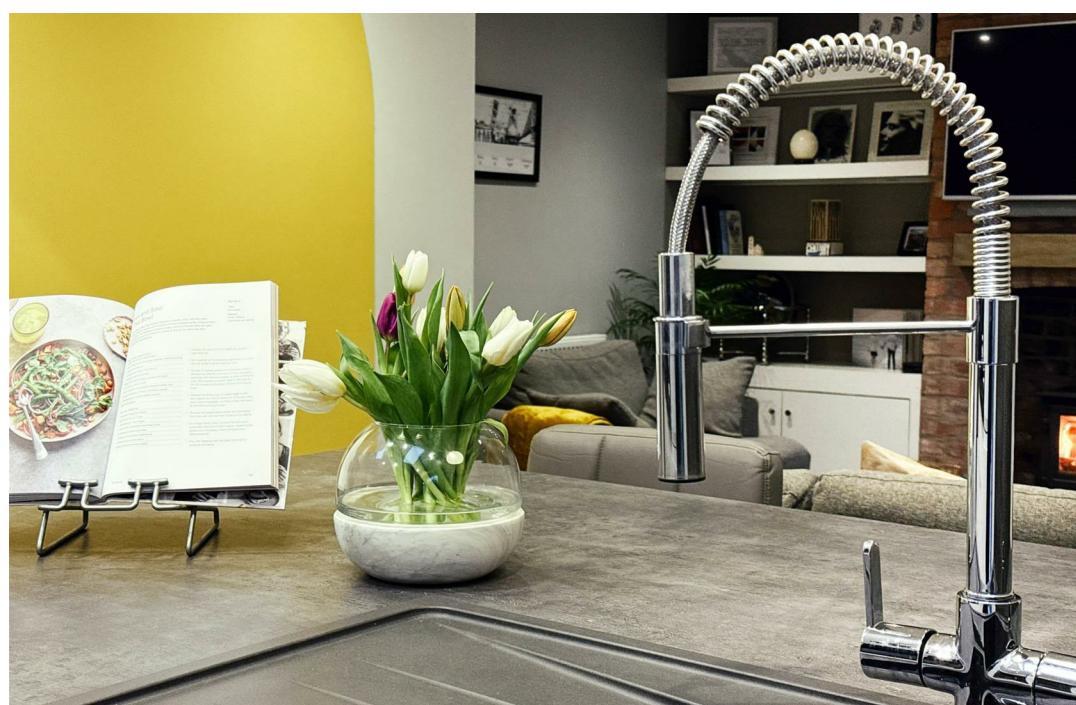
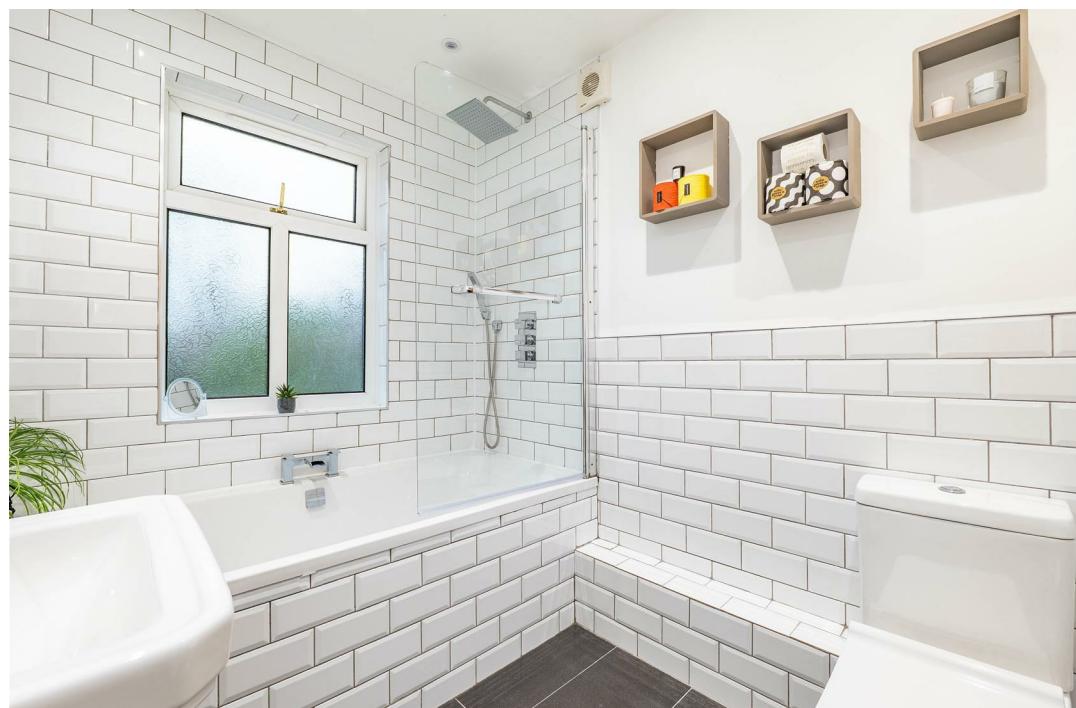
Ben Rose Estate Agents are pleased to present to market this beautifully decorated and character-filled semi-detached home, offering a wonderful blend of traditional charm and contemporary living in a highly desirable area of Chorley. Ideally positioned close to the town centre, the property enjoys easy access to a wide range of shops, supermarkets, cafés, restaurants, pubs and excellent local schools, making it perfect for families and couples alike. Chorley railway station provides direct services to Preston and Manchester, while excellent bus links connect to Preston, Blackburn and Wigan. Commuters will also appreciate the close proximity to the M6 and M61, with Astley Park just moments away for leisurely walks and outdoor activities.

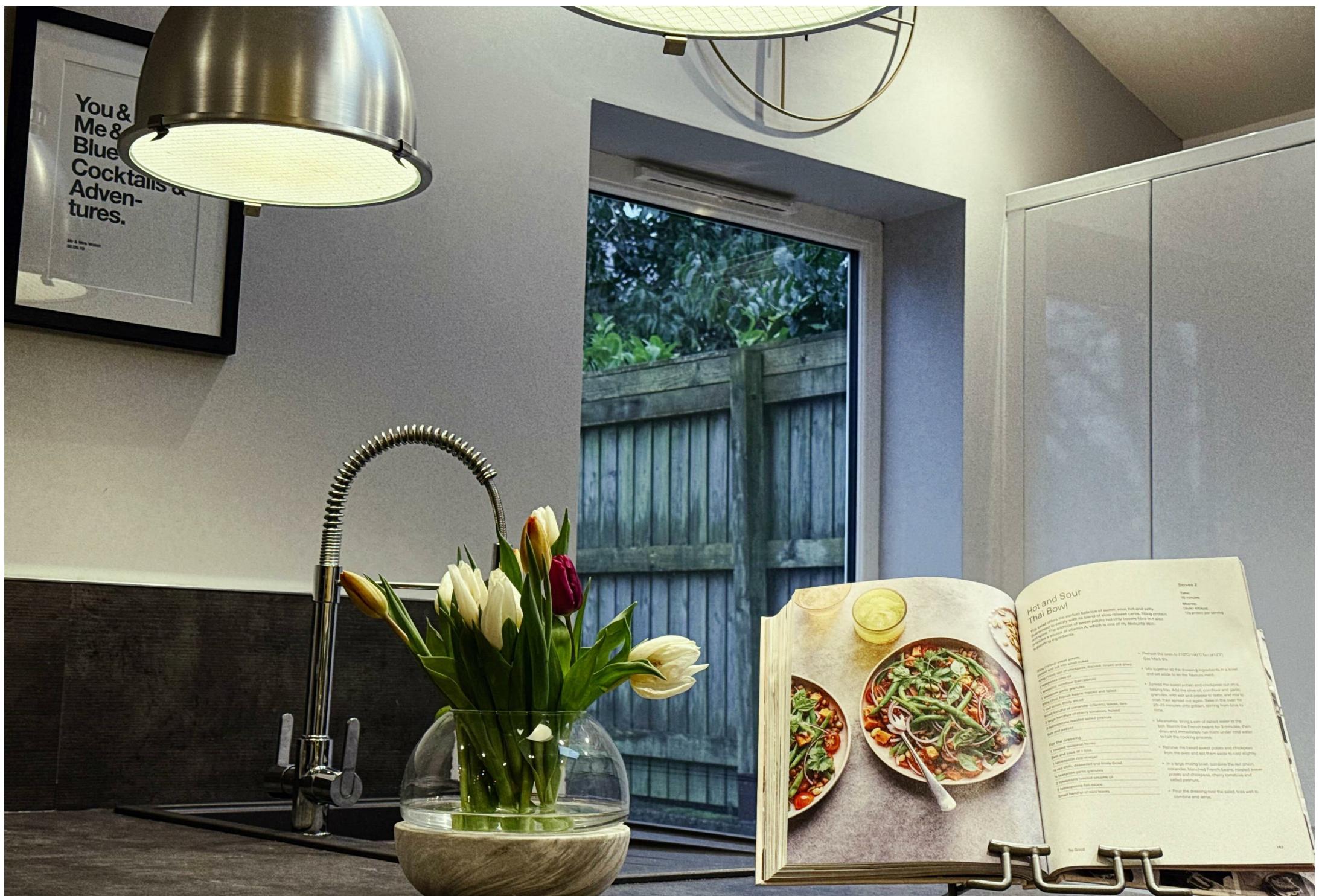
Stepping inside, you are welcomed by a porch and entrance hall that set the tone for the stylish accommodation within. To the front sits a charming dining room, ideal for entertaining guests or enjoying family meals. The heart of the home lies in the impressive open-plan lounge and kitchen, featuring a bespoke fitted kitchen with island, integrated oven, microwave, fridge/freezer and dishwasher. This inviting space is enhanced by a multi-fuel burner, Velux windows and French doors opening onto the garden, creating a bright and sociable environment. A useful utility room and ground floor WC complete the layout.

Rising to the first floor, the property offers a generous double master bedroom alongside a second double bedroom and a versatile third room, perfect as a home office or nursery. A modern three-piece family bathroom serves this level beautifully. The second floor provides an additional loft space with Velux windows, currently used as a home office, adding valuable flexibility for today's lifestyles.

Externally, the home benefits from a driveway providing parking for two cars. To the rear, a large and secluded garden offers a peaceful retreat, featuring a paved patio area, sweeping lawns and an abundance of mature trees, plants and shrubs, ideal for both relaxation and entertaining. With its attractive finish, versatile layout and prime location, this exceptional home represents a fantastic opportunity for buyers seeking comfort, character and convenience in equal measure.

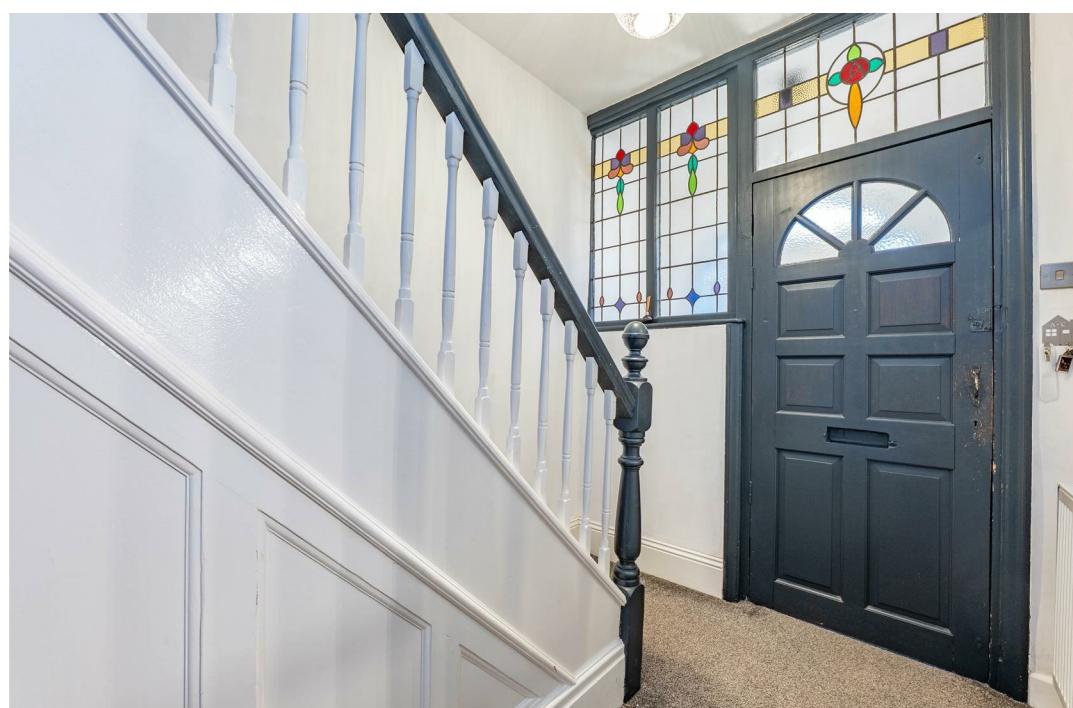
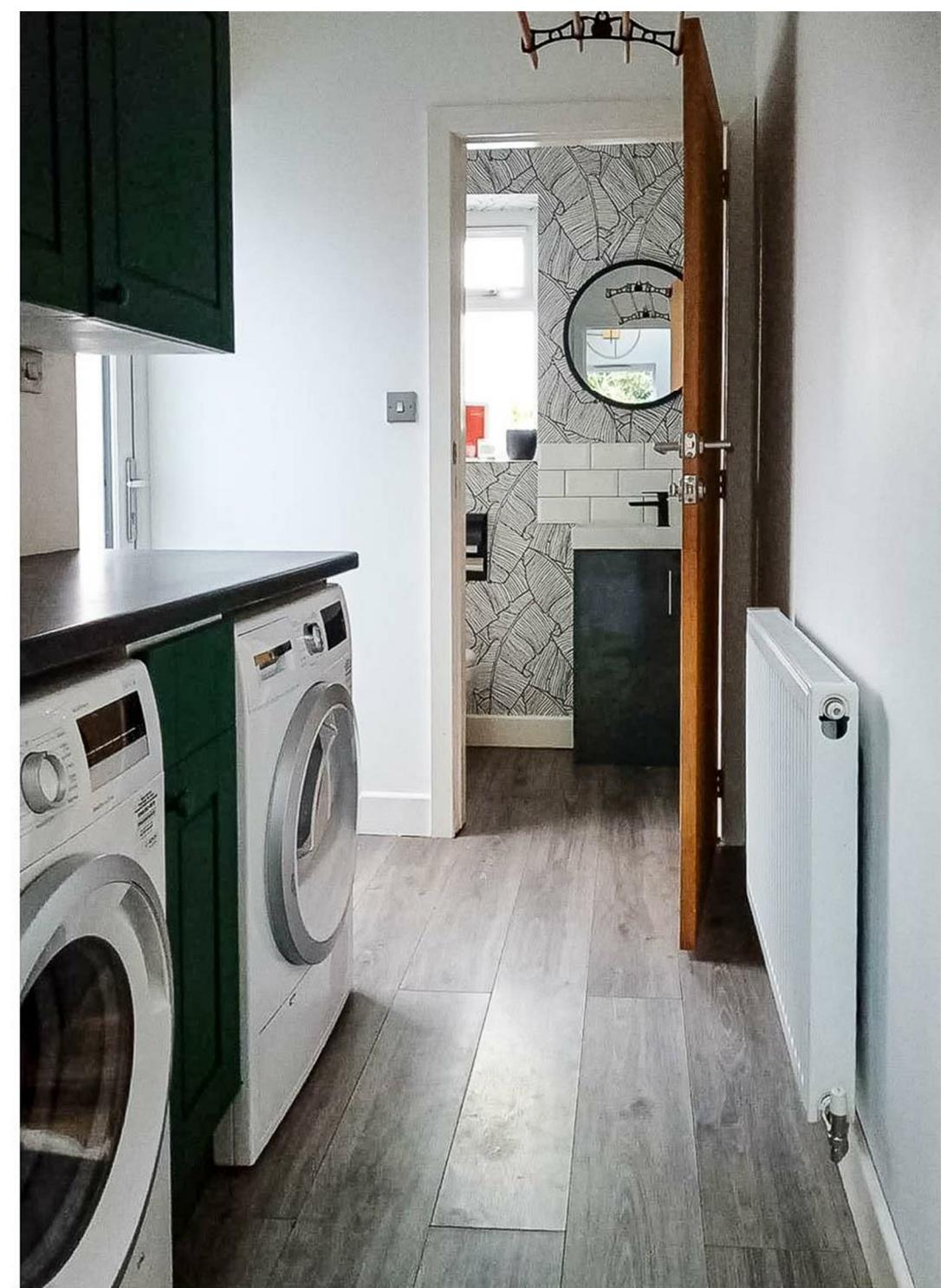
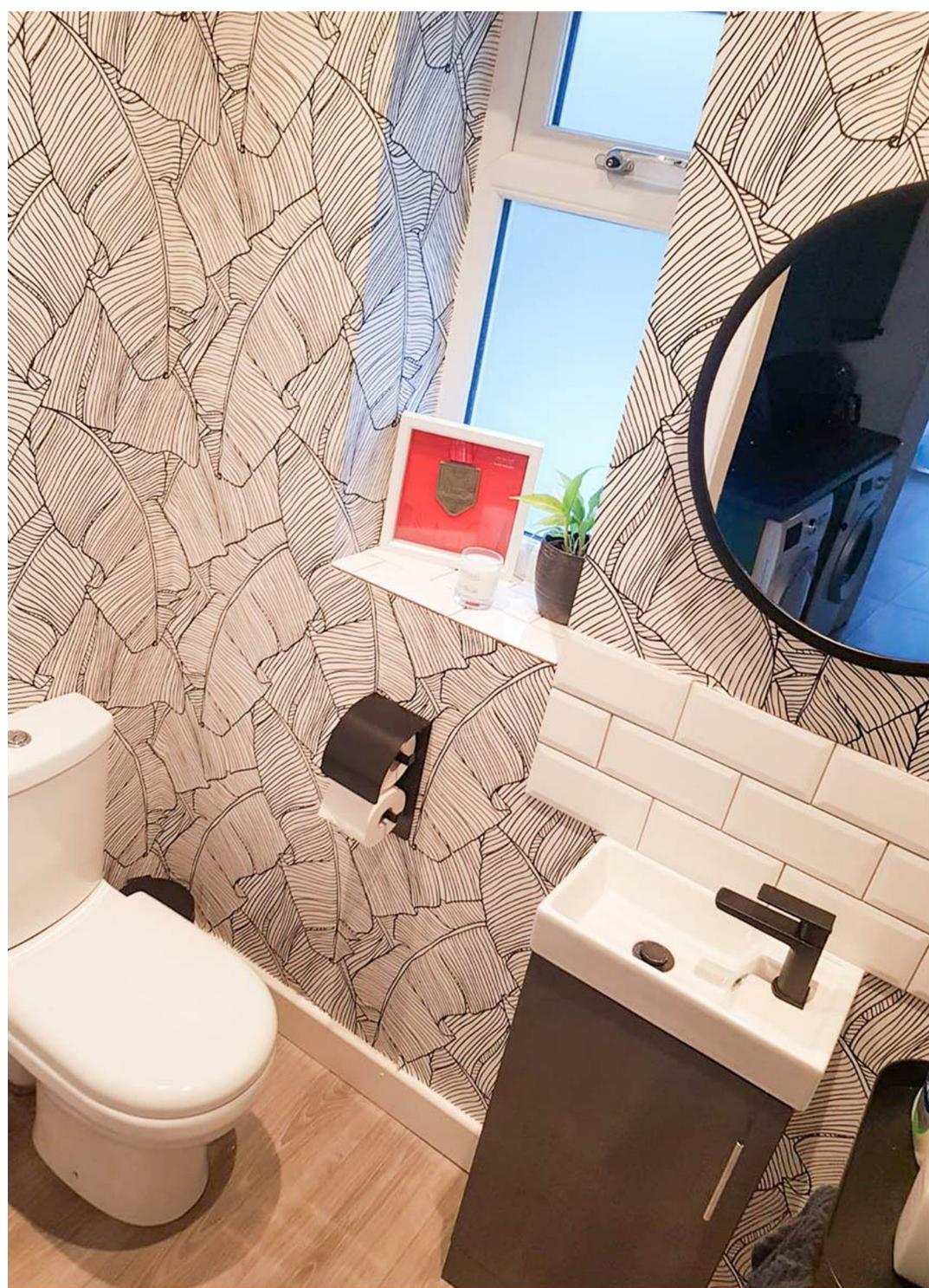
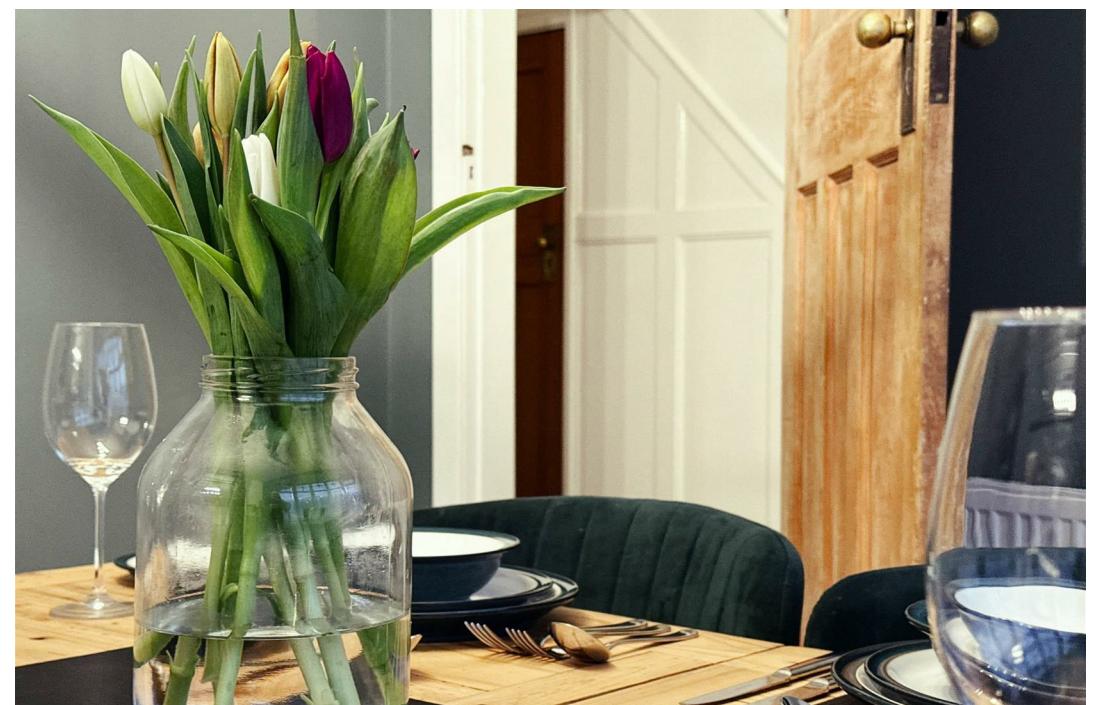
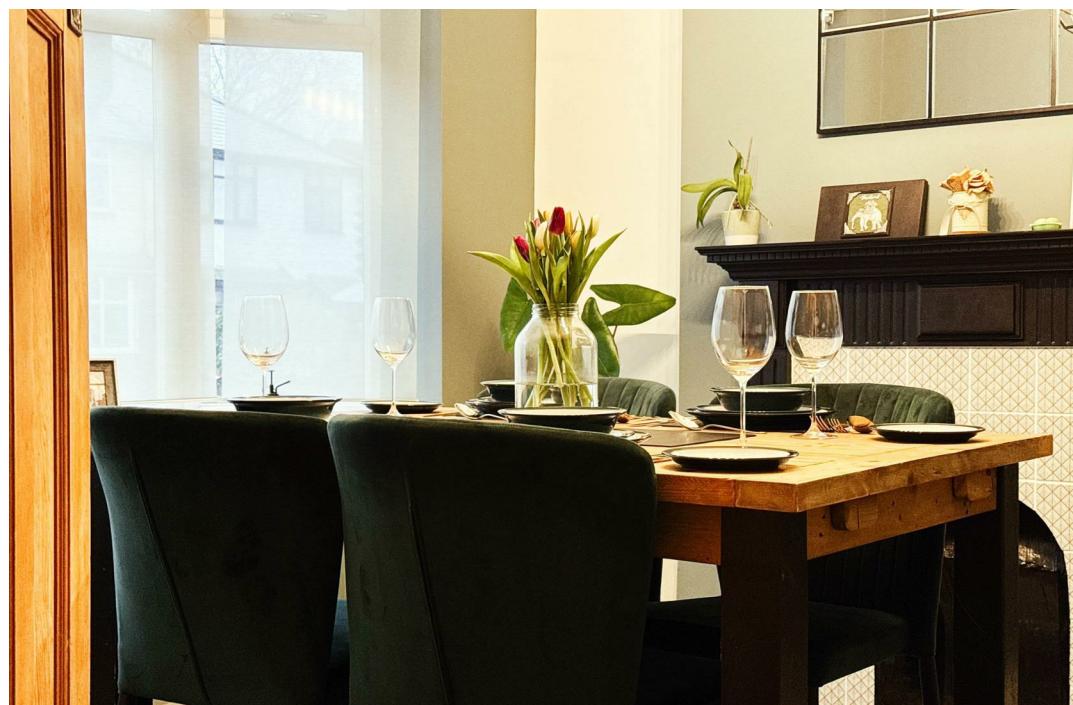


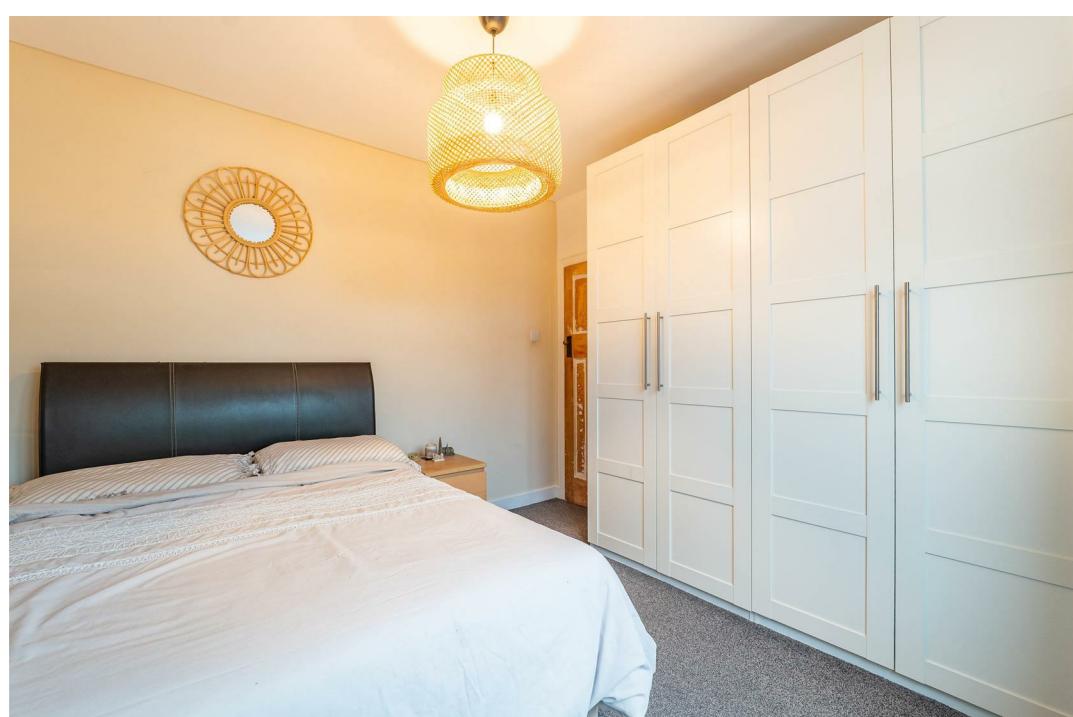


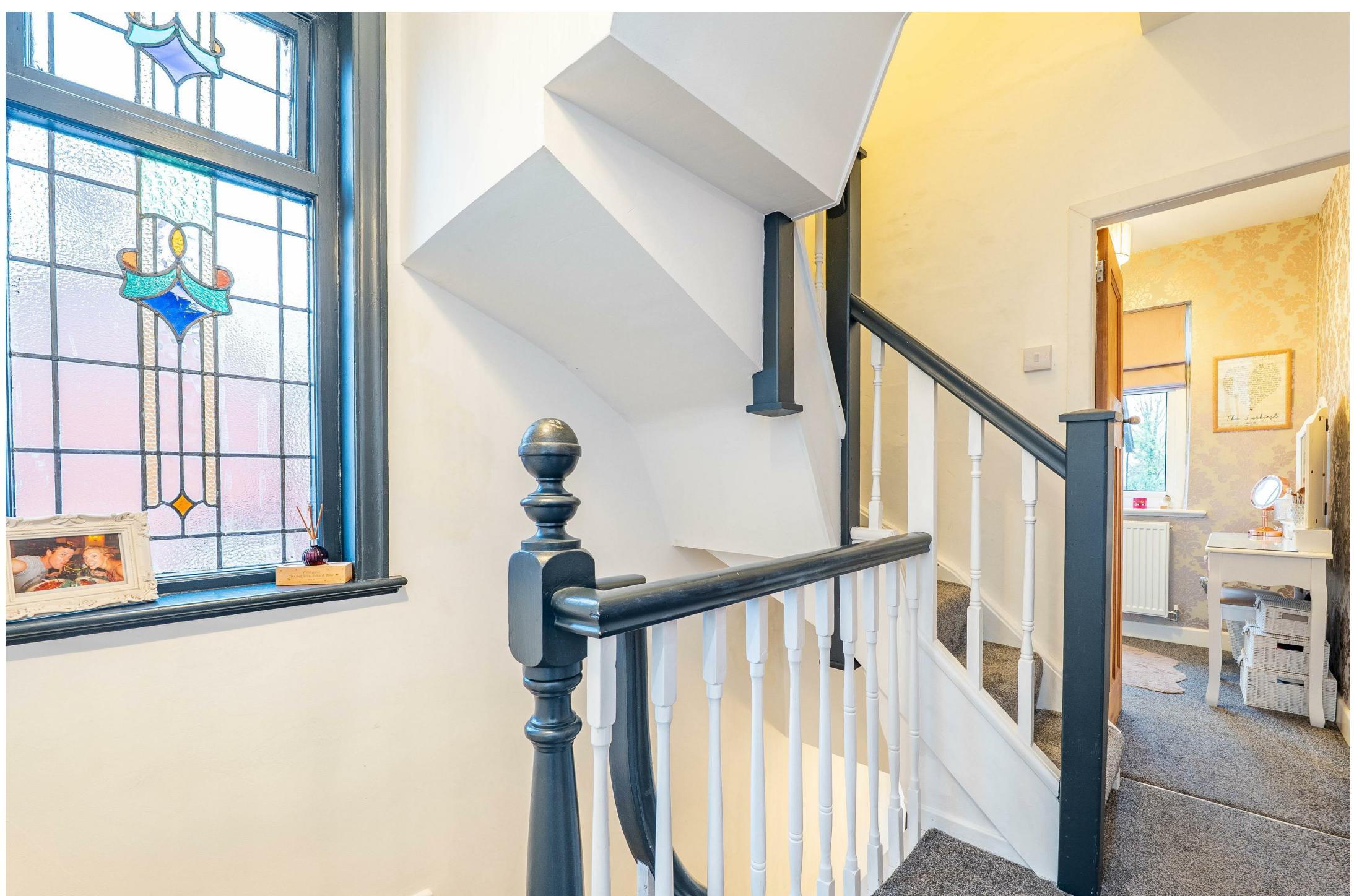










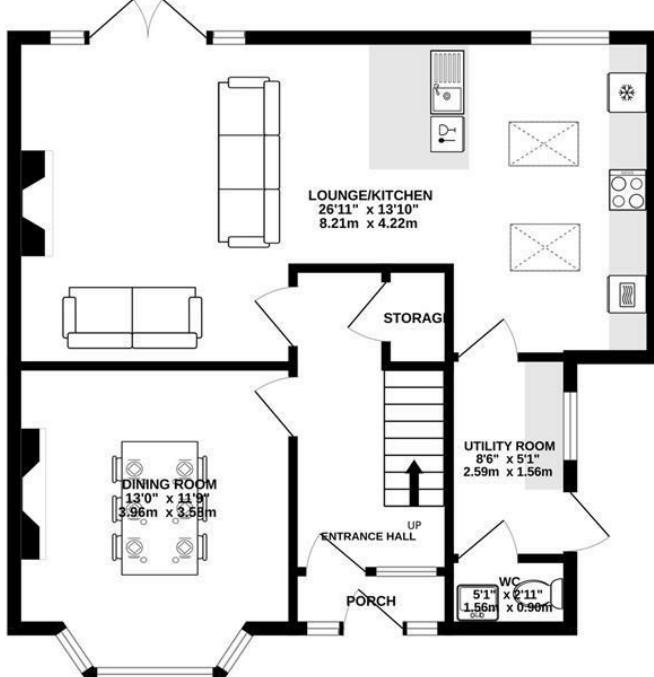




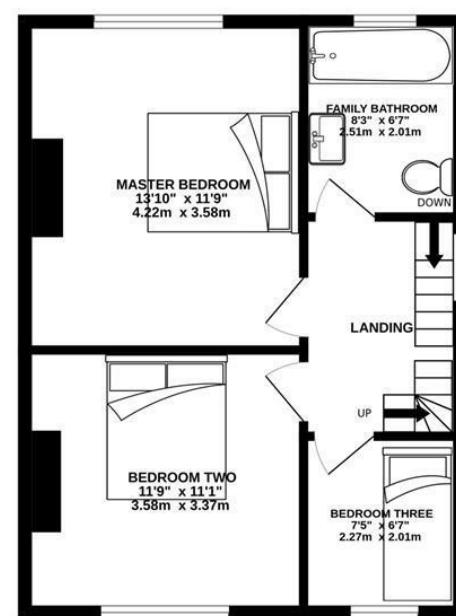


# BEN ROSE

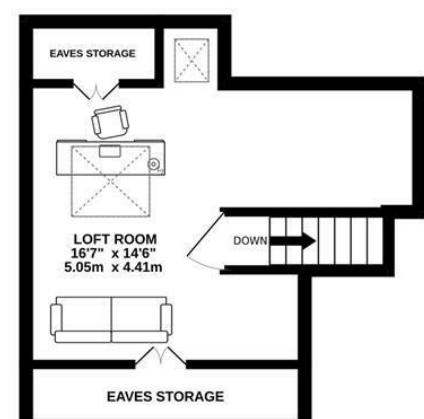
GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

