



Bagganley Lane, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom detached bungalow, situated in a sought-after residential area of Chorley. Offering spacious and versatile accommodation throughout, this beautifully maintained home is perfectly suited to families looking for flexible single-storey living, as well as retirees seeking comfort, convenience and practicality. Positioned within easy reach of a fantastic range of local amenities, the property enjoys close proximity to well-regarded shops, supermarkets, healthcare facilities and leisure amenities, while Chorley town centre offers an excellent selection of restaurants, cafés and retail outlets. Excellent transport links are also nearby, including Chorley Railway Station providing direct services to Manchester, Preston and beyond, regular bus routes, and convenient access to the M61 and M6 motorways, making commuting throughout the North West simple and efficient.

Stepping through the porch, you are welcomed into a spacious entrance hall which provides access to all rooms within the home. The generous lounge is a wonderfully bright and inviting space, filled with natural light from multiple windows and sliding doors that overlook and open onto the rear garden, creating a seamless connection between indoor and outdoor living. Adjoining the lounge is the dining room, providing an ideal setting for both everyday family meals and entertaining guests. The well-equipped kitchen offers an abundance of worktop and cupboard space, making it both practical and functional, whilst the adjoining utility room provides additional storage and space for household appliances.

The hallway further leads to the property's three well-proportioned bedrooms. Two are generous double rooms, with the master bedroom further benefitting from fitted wardrobes, whilst the third bedroom offers excellent versatility as a comfortable guest room, home office or hobby space. A standout feature of this bungalow is the presence of two separate family bathrooms, both fitted with three-piece suites. One features a walk-in shower, whilst the other includes a bath, providing added convenience and flexibility for both family living and visiting guests.

Externally, the property continues to impress with a beautifully maintained front garden featuring a neat lawn, mature shrubs and attractive paved pathways. A generous driveway provides off-road parking for multiple vehicles and leads directly to the integral garage, offering further storage or secure parking. To the rear, the enclosed garden has been thoughtfully landscaped with a well-kept lawn, established flower beds and plenty of space for outdoor seating and entertaining. A paved area to the side of the property provides further versatility for additional seating or storage. Combining spacious accommodation, well-maintained gardens and an excellent location close to amenities and transport links, this delightful detached bungalow presents a fantastic opportunity for those seeking a comfortable home in one of Chorley's most desirable residential areas.













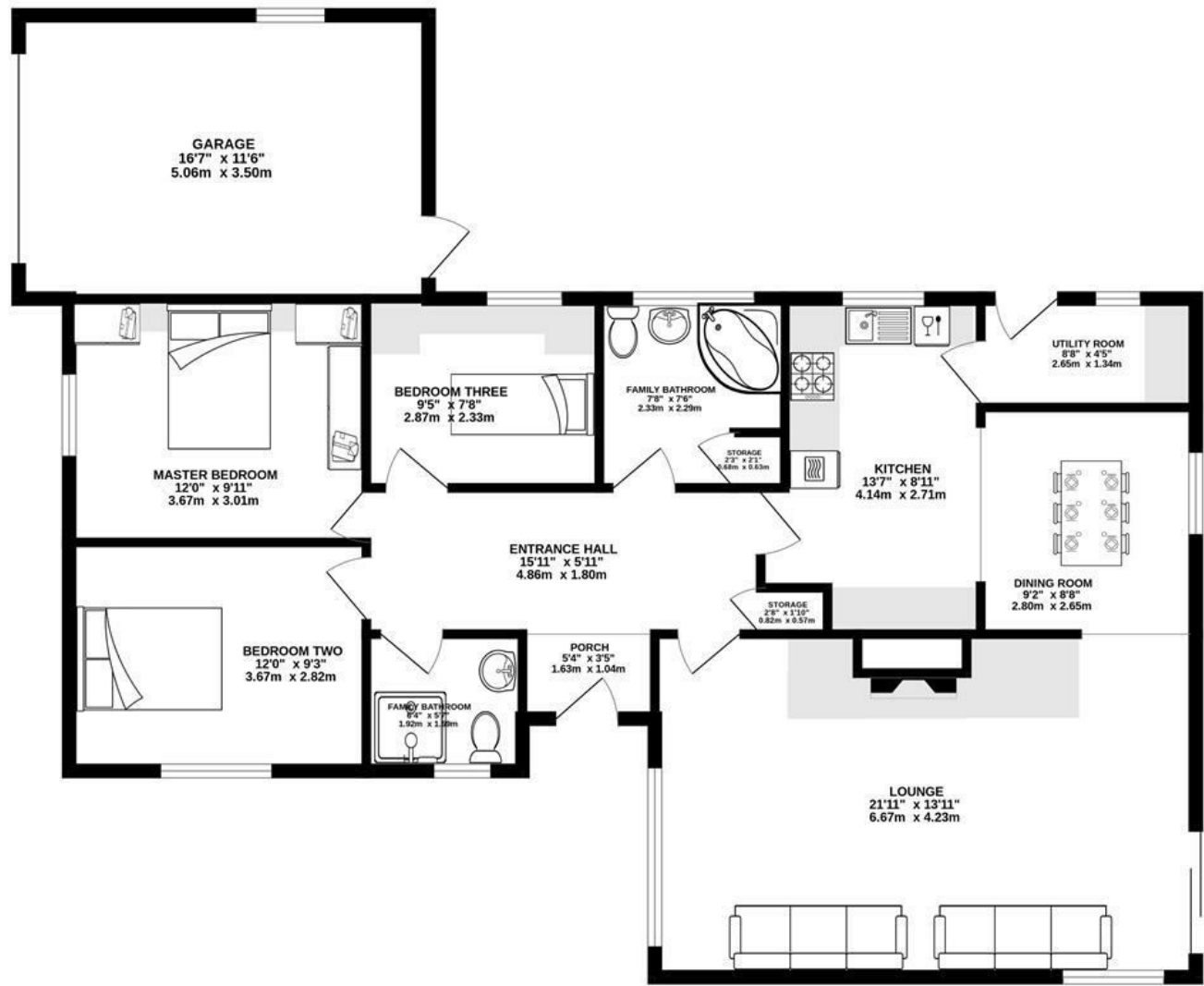








GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
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	

