



## **Weld Avenue, Chorley**

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached home, located in a quiet and sought-after area of Chorley, Lancashire. This beautifully presented property is ideal for couples and young families alike, offering a wonderful blend of comfort, practicality, and style. Set within a friendly residential neighbourhood, the home enjoys excellent access to a range of local amenities including shops, well-regarded schools, and parks. Chorley town centre is just a short drive away, providing further retail and leisure facilities. For commuters, the property is perfectly positioned with fantastic travel links – Chorley train station is nearby, offering direct routes to Preston, Manchester and beyond, while the M61 and M6 motorways are both within easy reach for convenient travel across the North West.

Upon entering the property, you're greeted by a bright and welcoming lounge that serves as the heart of the home. A cosy log-burning stove creates a warm and inviting atmosphere, ideal for relaxing evenings and entertaining guests. The lounge flows seamlessly into the spacious kitchen/diner, which is fitted with modern cabinetry and worktops, offering ample space for cooking and dining. This area also enjoys views out to the rear garden and provides easy access for indoor-outdoor living during the warmer months. Stairs from the vestibule lead up to the first floor.

The upper floor hosts three bedrooms, each thoughtfully laid out to maximise space and comfort. The master bedroom provides plenty of natural light, while the remaining two rooms offer flexibility for use as children's bedrooms, guest rooms or even a home office. A family bathroom is also located on this floor, complete with stylish tiling and a three-piece suite including a bath with overhead shower.

Externally, the property benefits from a private driveway to the front with space to accommodate up to two vehicles. To the rear, you'll find a generous, fully enclosed garden featuring a large lawn and a paved patio area – perfect for summer barbecues or a safe space for children to play.

In summary, this delightful home offers an excellent opportunity to step onto the property ladder or upsize into a family-friendly environment. With its tasteful décor, comfortable living spaces and fantastic location close to schools, shops, and key travel links, this property is not to be missed.

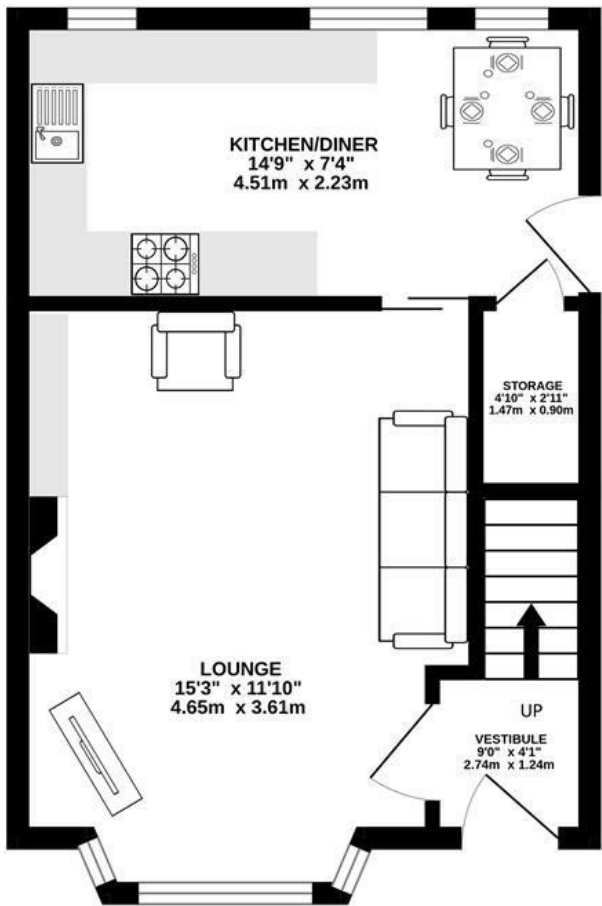




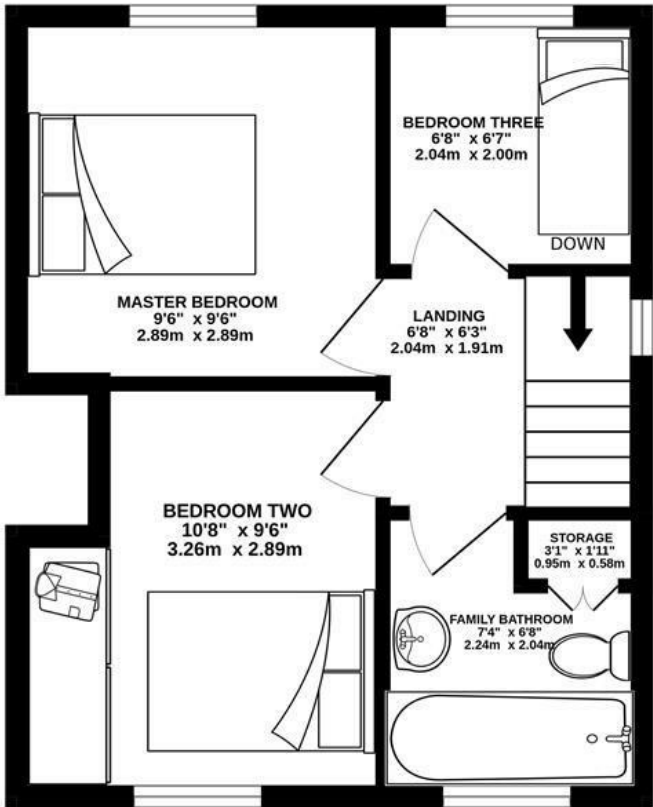


# BEN ROSE

GROUND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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 |                                                                                                             |           |
|                                             | 69                                                                                                          | 76        |
| 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  |           |

