BEN ROSE

Evergreen Close, Chorley

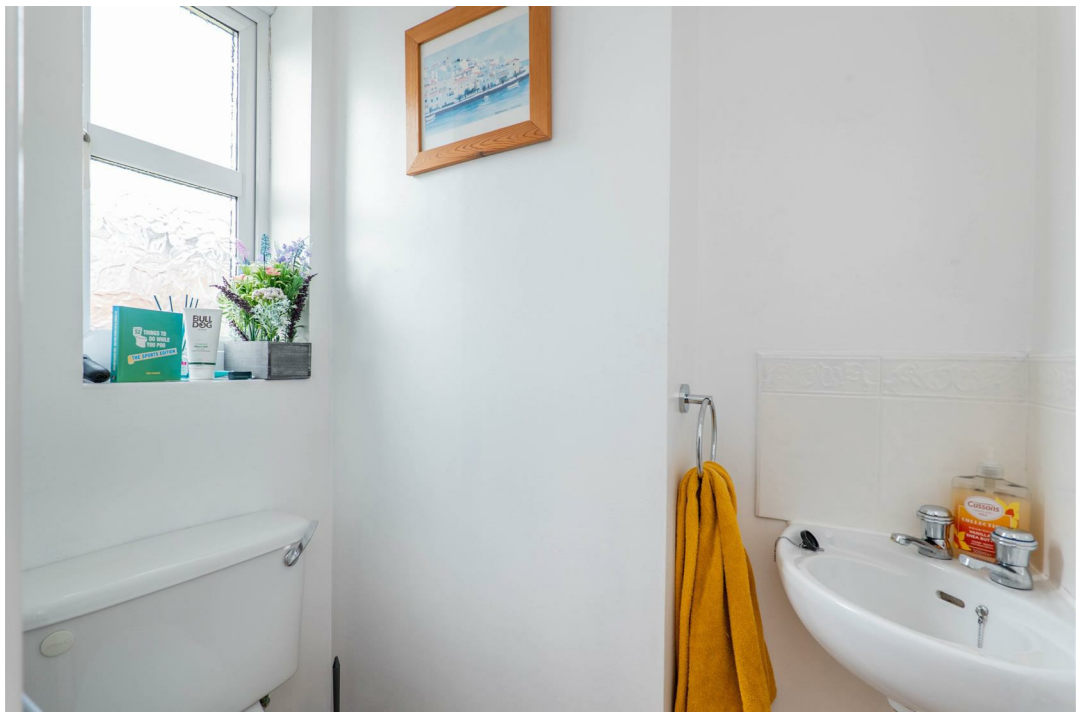
Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached family home, ideally suited to a range of buyers and offering well-proportioned accommodation arranged over two floors. Situated within a popular residential area of Chorley, the property provides a practical and welcoming layout with an open kitchen/dining space, three well-sized bedrooms and a private rear garden, making this an appealing choice for families and couples alike. The property is also conveniently placed for local schools, nurseries, everyday amenities and supermarkets, whilst excellent transport links provide easy access towards Chorley, Preston and the wider North West via the M6 and M61.

On entering the property, a welcoming entrance hallway provides access to the principal ground floor rooms, including a useful downstairs WC and a spacious lounge positioned to the front of the home. The lounge benefits from a front-facing window which allows plenty of natural light into the room, before leading through to the impressive open kitchen/dining area. This versatile space provides ample room for a large family dining table, creating an ideal setting for both everyday family life and entertaining. The kitchen is fitted with modern gloss units and worktops, an integrated oven and hob and space for additional freestanding appliances. French doors from the dining area then provide a lovely connection with the rear garden.

To the first floor, the property offers two spacious double bedrooms alongside a well-proportioned single bedroom, providing flexibility for family living, guests or a home office if required. Completing the accommodation is a bright three-piece family bathroom, fitted with a bath and overhead shower.

Externally, the property benefits from a large tarmac driveway to the front, providing off-road parking for multiple vehicles. To the rear is a secluded and enclosed garden, incorporating a combination of lawn and patio areas, with plenty of space for outdoor furniture, potted plants and established shrubbery. The garden provides a pleasant private setting for relaxing outdoors, entertaining during the warmer months or for children to enjoy.



I'M SORRY
FOR WHAT I SAID
WHEN I WAS
HANGRY

HERE
COMES
THE
SUN

HERE
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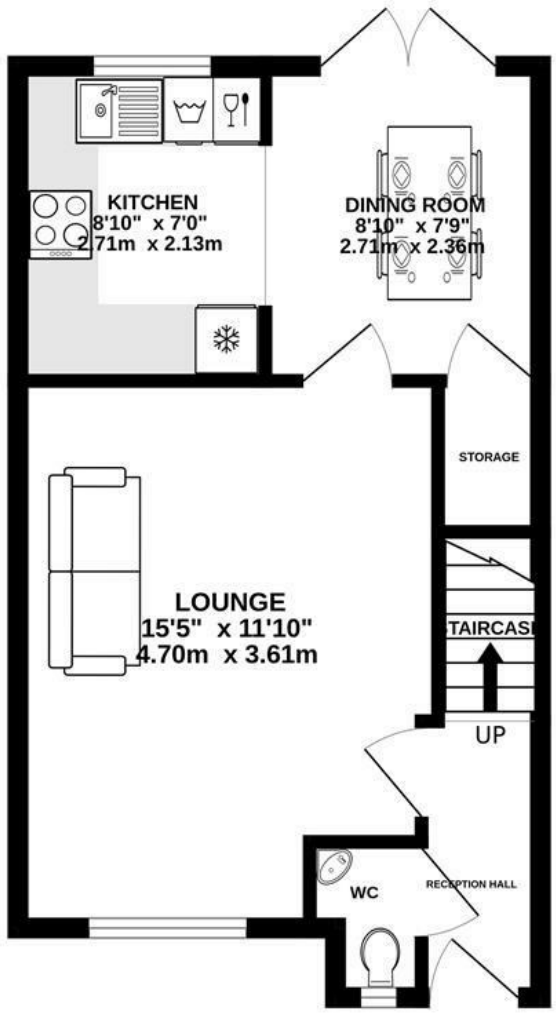
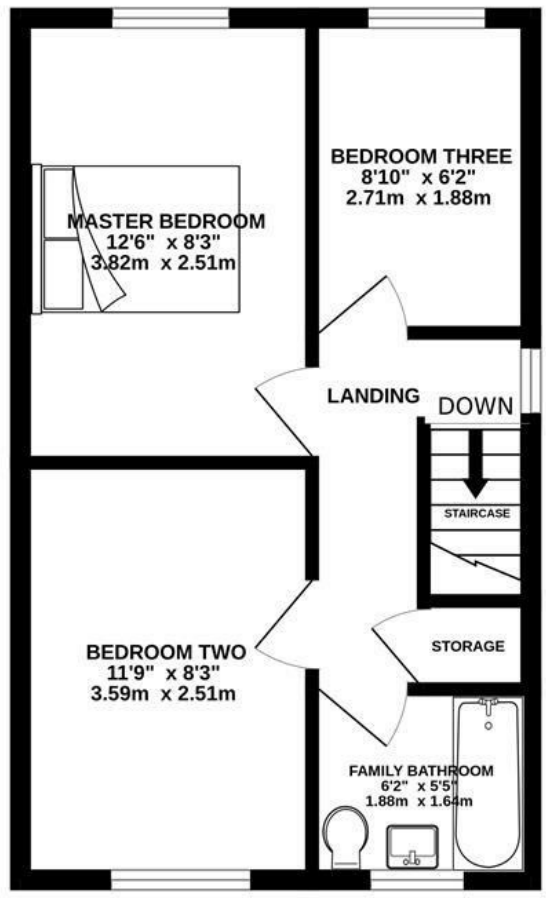
SUN

BEN ROSE

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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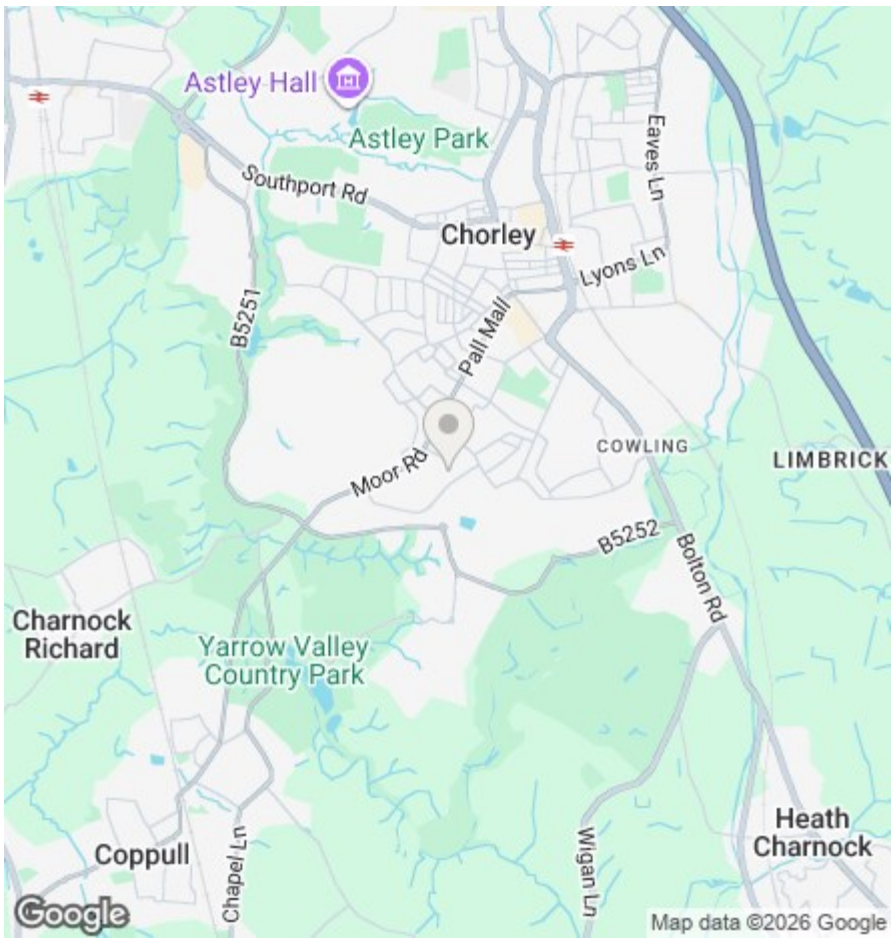
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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	77	82
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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