



## Lighthurst Lane, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this attractive semi detached home, ideally positioned within close proximity to Chorley town centre. Perfect for families and couples alike, the property enjoys a convenient setting with easy access to a wide range of local amenities, including shops, supermarkets, schools, pubs and restaurants. Excellent transport links are close at hand, with Chorley train station providing direct rail services to Preston and Manchester, alongside frequent bus routes to Preston, Blackburn and Wigan. For commuters, the M6 and M61 motorways are both easily accessible, making travel throughout the region straightforward.

Entering the property, you are welcomed into a bright entrance hall that leads through to a spacious lounge, offering a comfortable and inviting space for relaxing evenings. To the rear, the home opens into a modern open plan kitchen and dining area, thoughtfully designed for everyday living and entertaining. The fitted kitchen provides ample storage and worktop space, while the adjoining sun room adds a further reception area, filled with natural light and enjoying views over the garden. French doors create a seamless connection between indoor and outdoor living, and a characterful wood burner adds charm to the space.

The first floor continues to impress with a generous double master bedroom, a second well-proportioned double bedroom and a third single room, ideal as a home office or nursery. These rooms are served by a stylish three piece family bathroom, finished to a modern standard.

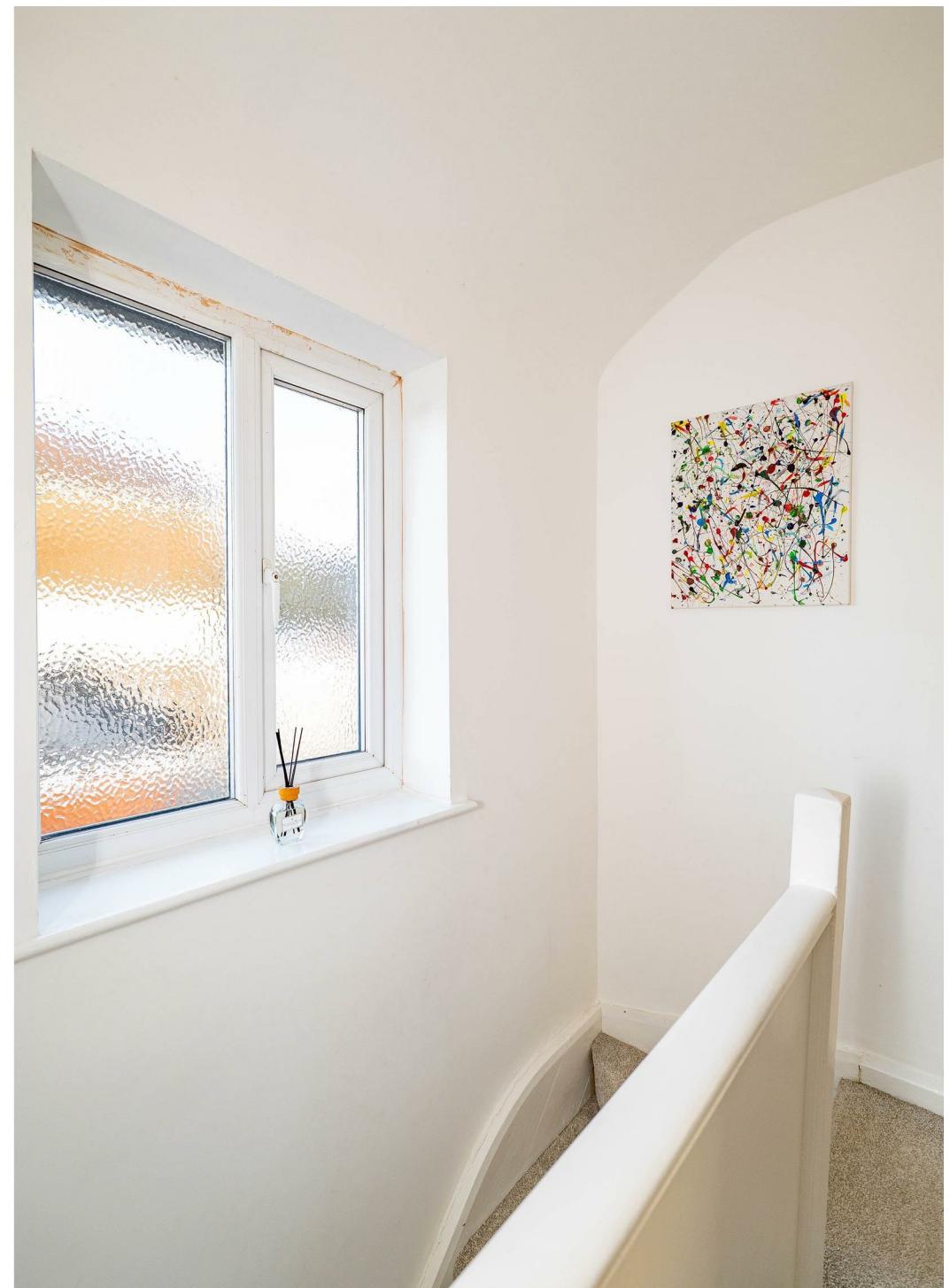
Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is a split-level garden featuring a raised patio seating area, artificial lawn, garage and useful garden shed, creating a versatile outdoor space for all seasons. Additional notes include the installation of a Grant Aerona air source heat pump, offering an efficient and economical heating system, making this home both practical and future-proof.







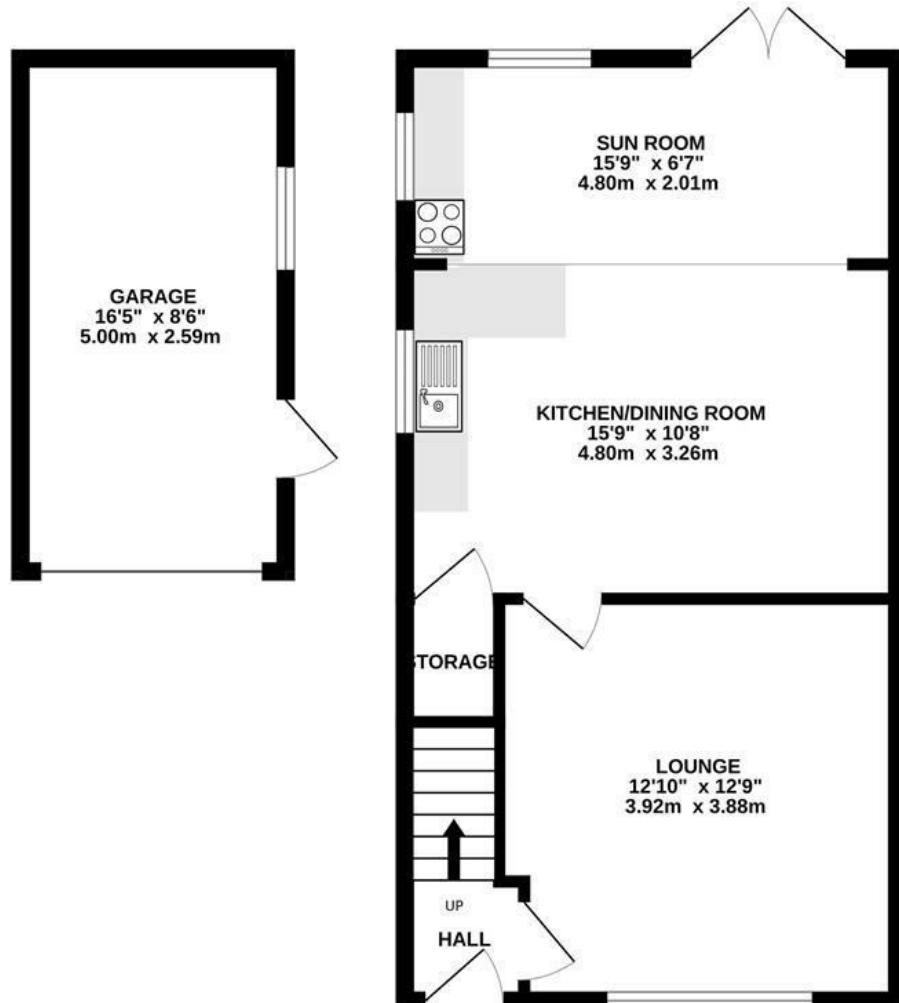




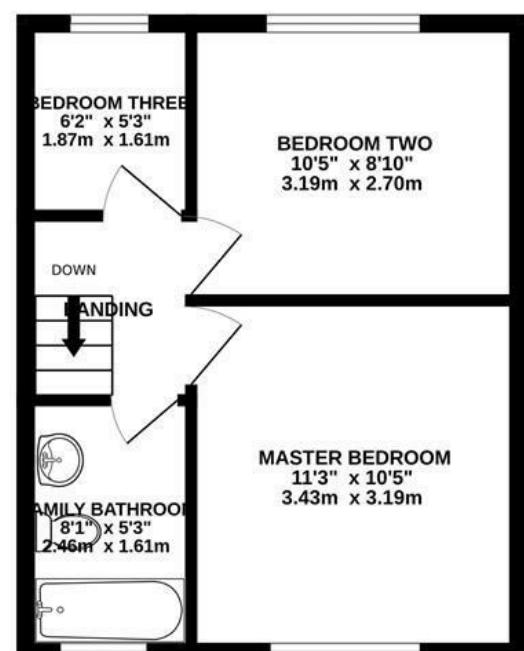


# BEN ROSE

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



**TOTAL FLOOR AREA : 930 sq.ft. (86.4 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	78
(55-68)	D	
(39-54)	E	51
(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	

