



## Coniston Road, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this, Three bedroom semi-detached home situated just outside of Chorley, Lancashire. This home offers an ideal opportunity for first-time buyers or buy-to-let investors. Its prime location allows residents to easily access Chorley town centre on foot, where a variety of local amenities await, including supermarkets, cafes, and restaurants. The property also benefits from excellent travel links, with Chorley train station providing direct routes to Manchester and Preston. Additionally, nearby bus services and convenient access to the M61 and M6 motorways make commuting straightforward.

Upon entering the home you are greeted by a spacious entrance hall with a practical under stair storage. To the front of the house you will find the galley kitchen with ample worktop space and built-in sink as well as a freestanding hob and oven with access to the rear yard. Moving further into the house is the open lounge / dining area. This large space is ideal for a dining table and sofas with its large window that floods the room with natural light as well as its feature fireplace area. Completing the floor is the conservatory attached to the lounge, keeping both rooms nice and bright.

Moving to the first floor you will find three well appointed bedrooms with the master and bedroom two both being spacious doubles. Completing the floor is the family bathroom with an over the bath shower.

Externally the home comes with a driveway offering ample off the road parking as well as a low maintenance front and rear garden. To the rear is a private yard with external storage buildings offering versatility and practicality. Overall this is an ideal home for first time buyers looking for a spacious and practical property in a well connected area.













BEN **BR** ROSE



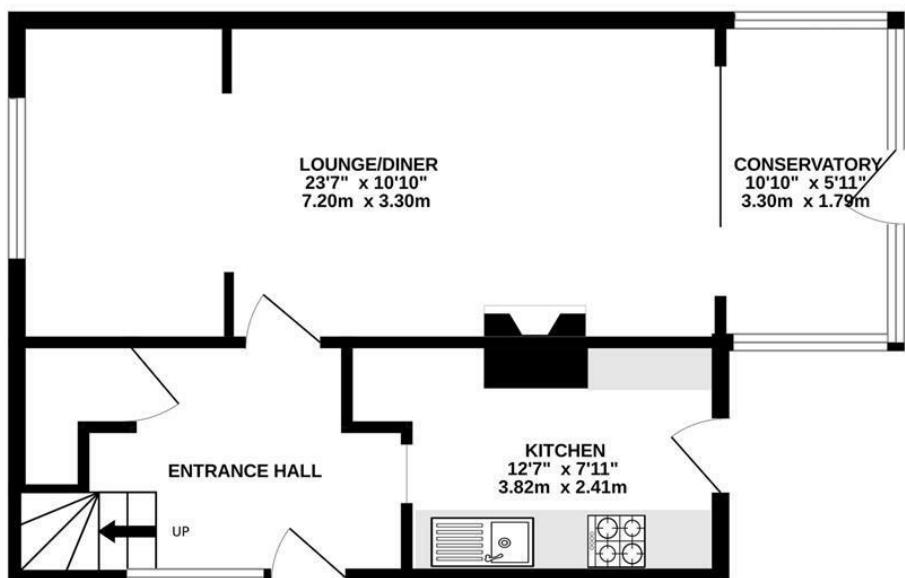
BEN **BR** ROSE



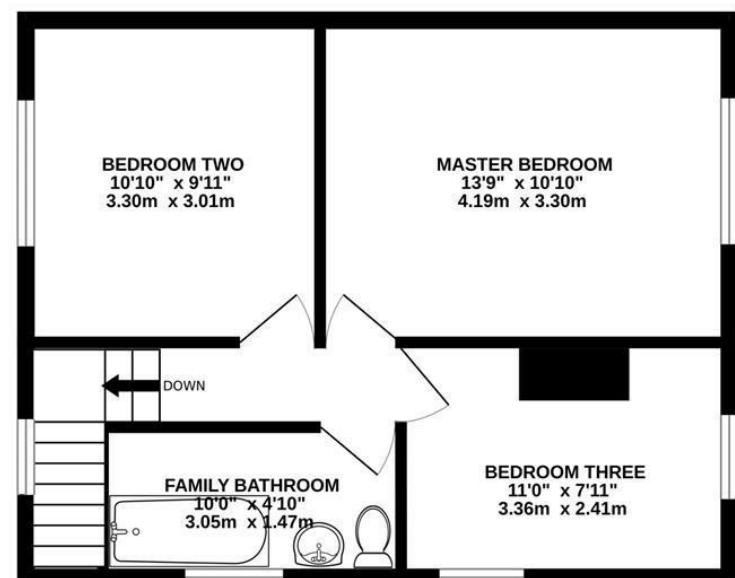
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GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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		
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	

