



## Long Meadows, Chorley

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, located in the heart of Chorley. The home offers a fantastic opportunity for first-time buyers or small families looking to settle in a quiet and friendly area. The property is ideally situated close to local amenities including shops, schools, and restaurants, as well as excellent travel links via nearby bus routes and easy access to the M6 and M65 motorways, providing quick connections to Preston, Leyland, and further afield.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you enter the spacious lounge, which features a large window overlooking the front aspect and offers convenient access to under-stairs storage. From here, you move into the open-plan kitchen/diner. The kitchen provides ample storage and space for freestanding appliances, while the dining area offers plenty of room for a family dining table and features double patio doors leading through to the conservatory. The bright and airy conservatory at the rear provides versatile additional living space, with one door leading out to the garden and a second door giving access back to the front of the property.

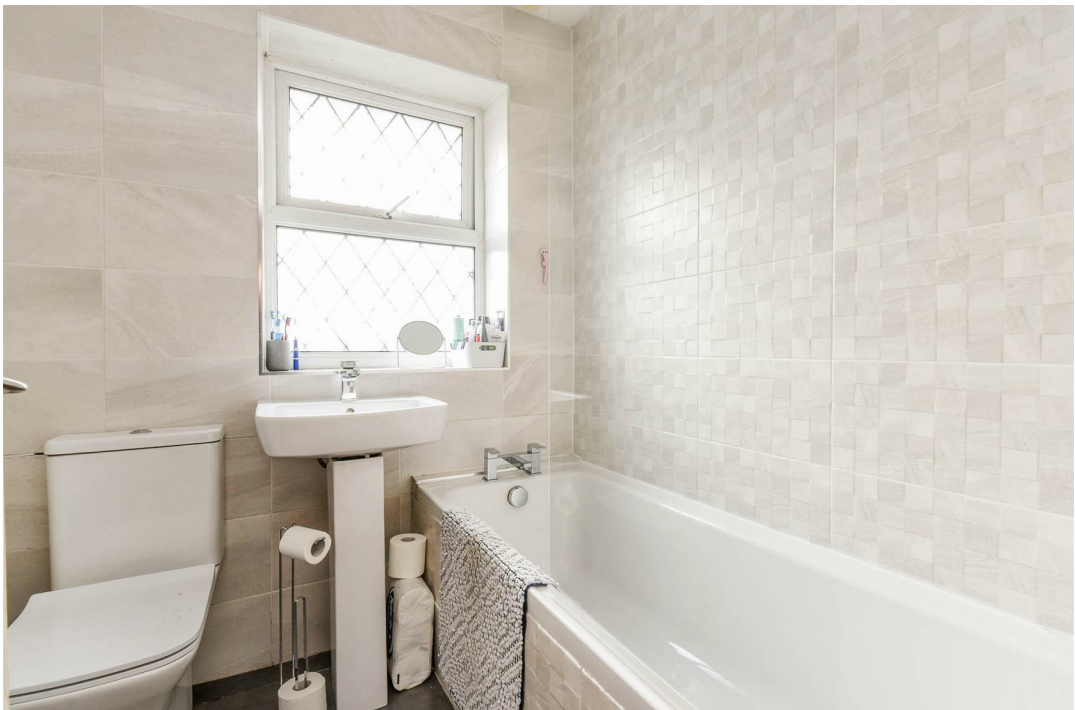
Moving upstairs, you will find three well-proportioned bedrooms, with bedroom two benefiting from integrated storage. A three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front, the home features a well-maintained lawn that wraps around to the front and side. To the rear is a generously sized garden with a raised lawn and a lower patio area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







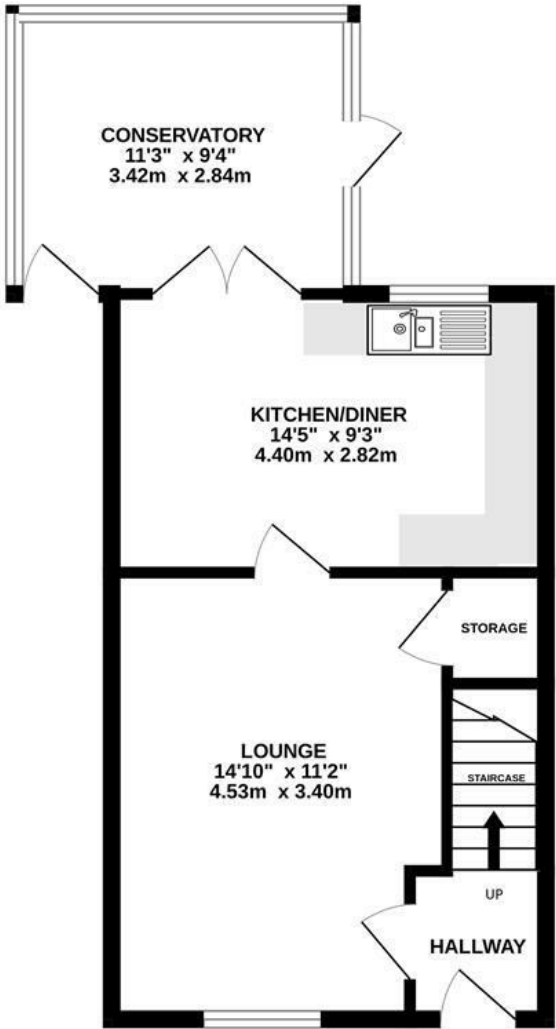




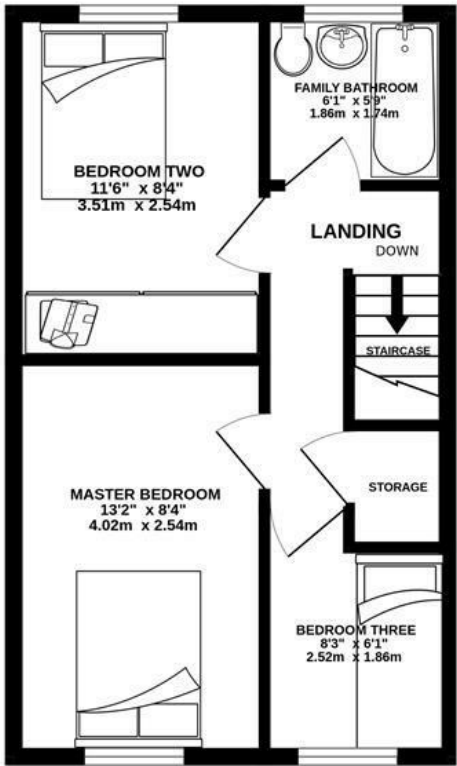


# BEN ROSE

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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 |                                                                                                             |           |
|                                             | 73                                                                                                          | 79        |
| 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  |           |

