BEN ROSE



The Crescent, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this attractive semi-detached family home, offering spacious and versatile accommodation across two floors and situated in a popular residential area of Chorley. With three good-sized double bedrooms, generous reception rooms and a particularly impressive two-tier rear garden, the property provides an excellent opportunity for families looking for a home with plenty of living and outdoor space. Chorley offers an extensive range of amenities including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities, whilst the surrounding countryside provides numerous opportunities for walking and outdoor recreation. Chorley town centre is easily accessible, as is Chorley railway station, which provides regular services towards Preston, Manchester and other destinations. There are also regular bus services throughout the area, while the M6, M61 and M65 motorway networks are all within convenient reach, providing excellent connections for commuters travelling throughout Lancashire and towards Manchester.

Entering the home, the welcoming entrance hall provides access to all of the principal ground floor rooms and stairs rising to the first floor. The spacious lounge is a bright and inviting reception room, benefiting from multiple windows which allow plenty of natural light into the space, whilst a charming log-burning stove creates an attractive focal point and a cosy atmosphere. Across the hall is the equally generous dining room, providing ample space for a large family dining table and offering an ideal setting for both everyday meals and entertaining guests. Completing the ground floor is the well-equipped kitchen, which provides an excellent range of cupboard and worktop space alongside a useful breakfast bar, creating a practical area for more casual dining whilst retaining plenty of room for everyday family cooking.

Heading upstairs, the first-floor landing provides access to all three well-proportioned double bedrooms, making the home particularly well suited to a growing family. The master bedroom benefits from two built-in wardrobes, offering excellent integrated storage whilst leaving ample room for additional furniture. The remaining two bedrooms provide versatile accommodation and could equally lend themselves to children's rooms, guest accommodation or home office space depending on the needs of the new owners. Useful storage is also available directly from the landing, while the modern three-piece family bathroom completes the first floor and conveniently serves all three bedrooms.

Externally, the property has a pleasant frontage with paved walkways, a small lawned area, fenced boundaries and an established tree adding further character to the front garden. To the rear is a fantastic two-tier garden offering a variety of spaces for the whole family to enjoy. Immediately adjoining the property is a paved seating area, providing an ideal spot for outdoor furniture and summer dining, whilst the lower section features a generous artificial lawn which would be particularly well suited to children's play. The garden also benefits from a useful shed, mature trees beyond the garden boundary which provide an excellent degree of privacy, and a unique walled gazebo currently utilised as an outdoor entertainment area, complete with furniture and a projector. With its generous internal accommodation, three double bedrooms and generous rear garden offering both family and entertaining spaces, this is a superb opportunity to acquire a well-proportioned home in a convenient Chorley location.


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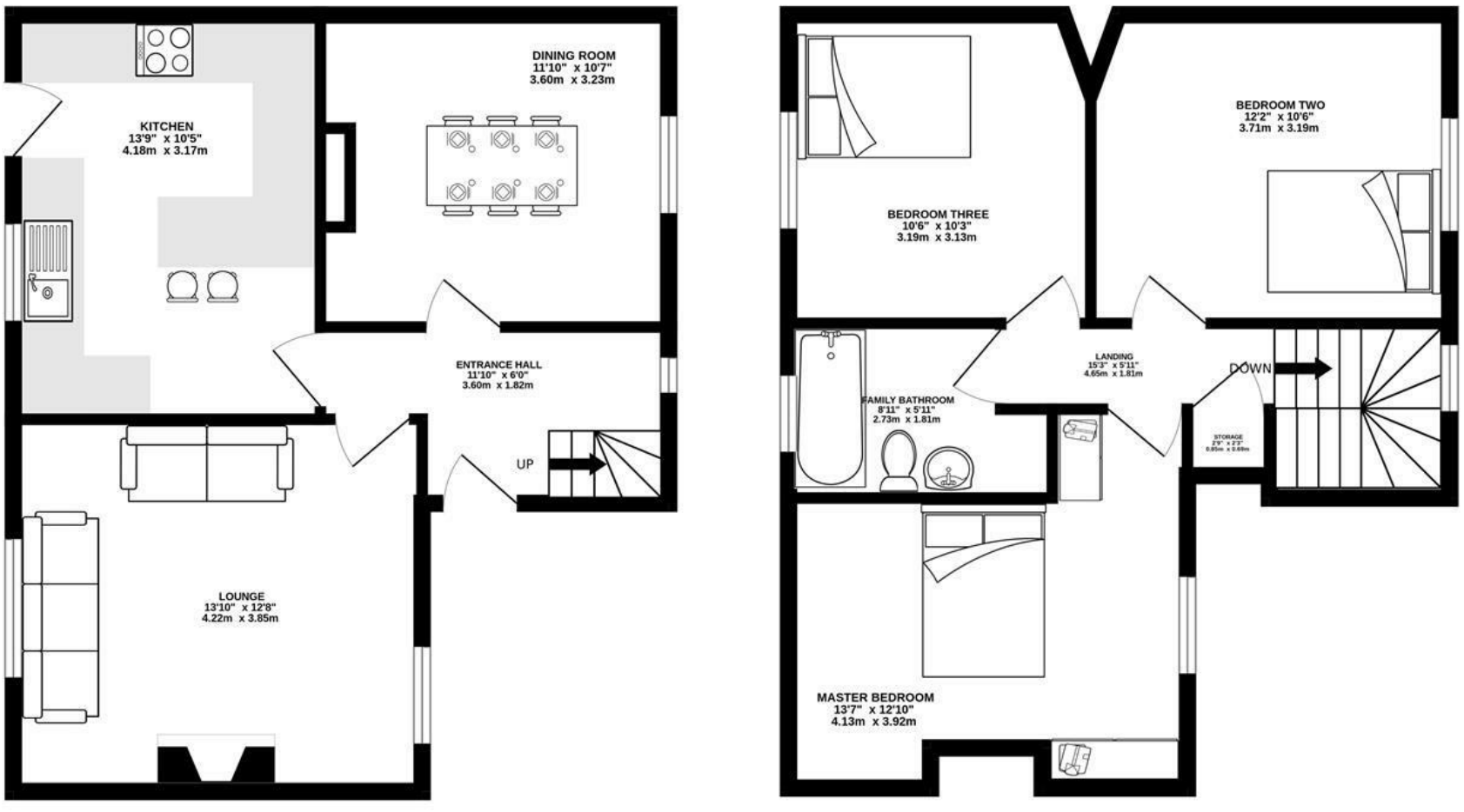




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GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.

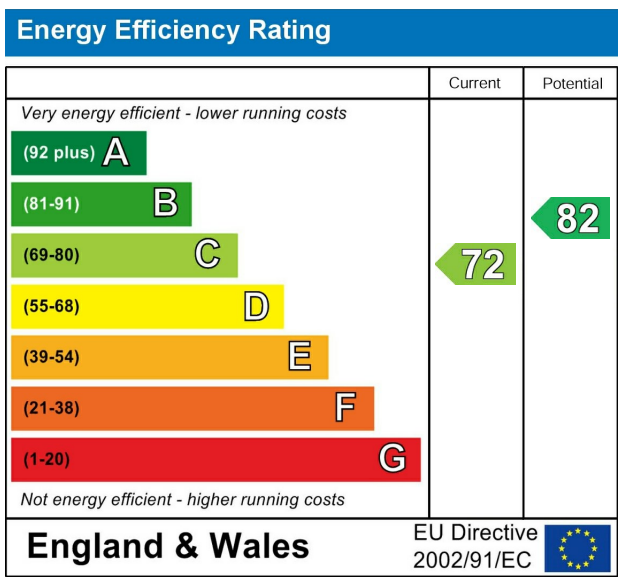
1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

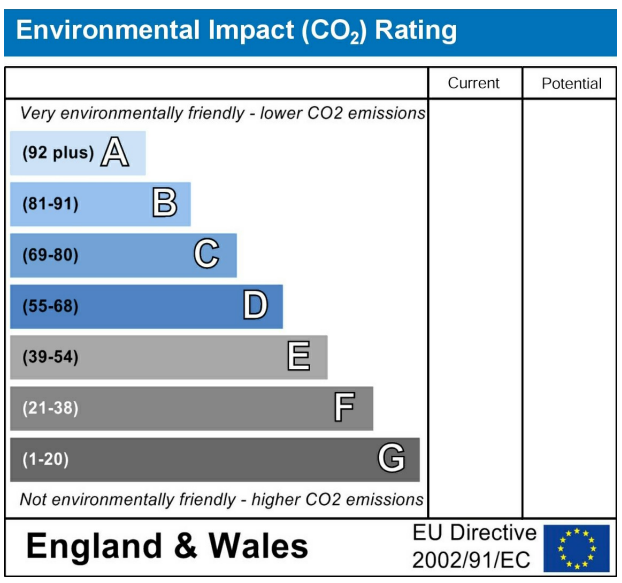


TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

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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