



Pennine Road, Chorley

Offers Over £199,995

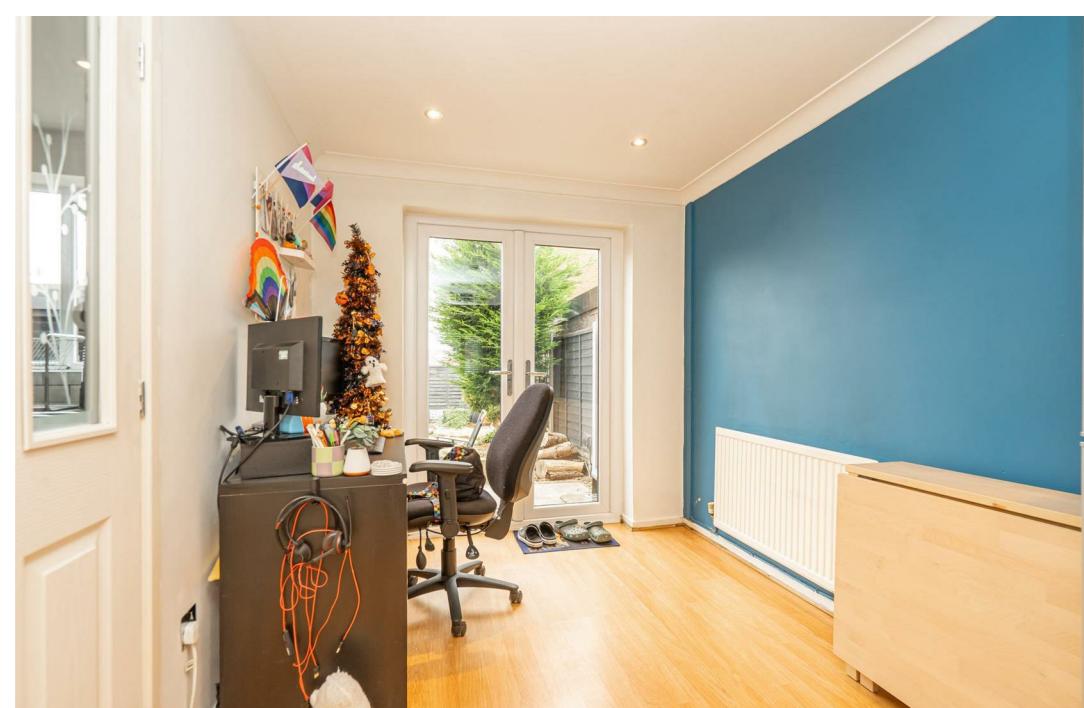
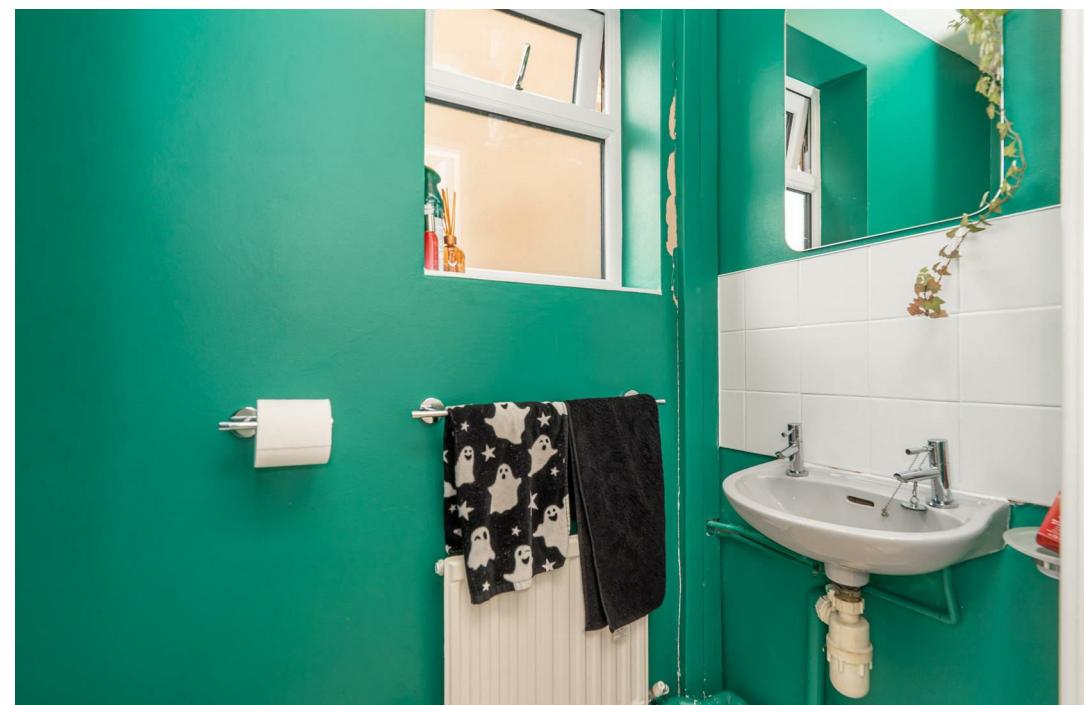
Ben Rose Estate Agents are proud to present to the market this spacious three bed-roomed detached home located on a popular residential quiet cul-de-sac. This home is ideal for a first time buyer or someone who is downsizing. The property is located on the outskirts of Chorley town center and is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country side, great walks, good local schools/nurseries and local Supermarkets.

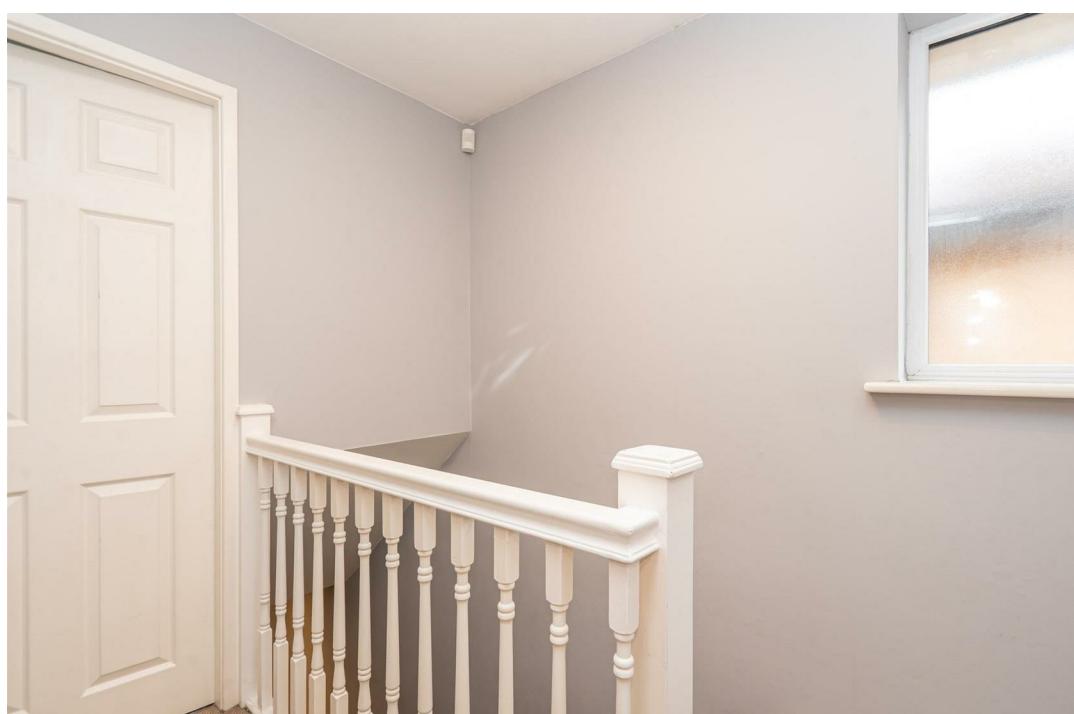
Internally, the property briefly comprises a welcoming entrance hall where you'll find the downstairs WC and a spacious lounge with large front-facing window letting ample light into the property. You'll also find convenient integrated storage space. To the rear is an open dining room space that overlooks the garden and can create a seamless indoor outdoor transition thanks to the double patio doors. Completing the floor is the kitchen where you will find integral wall and base units as well as space for other freestanding appliances and a door leading to the rear.

Moving upstairs, you'll find three good-sized bedrooms with the master benefitting from integrated wardrobe space. The three piece family bathroom can also be found on this floor with an overhead shower.

Externally, to the front of the property is a gated driveway with space for several cars with the infrastructure to add an EV charger if desired. The driveway leads to a single car garage providing more storage or parking. To the rear there is low maintenance. Overall this is an ideal home for first time buyers looking to live in a desirable town.







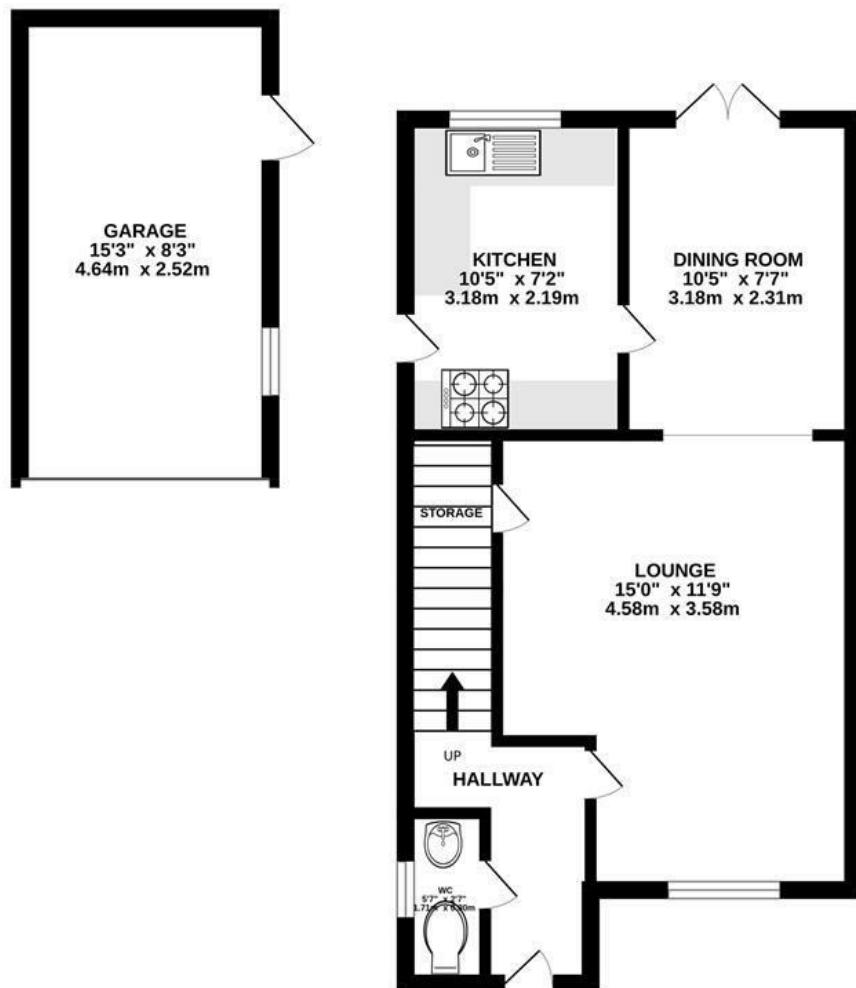




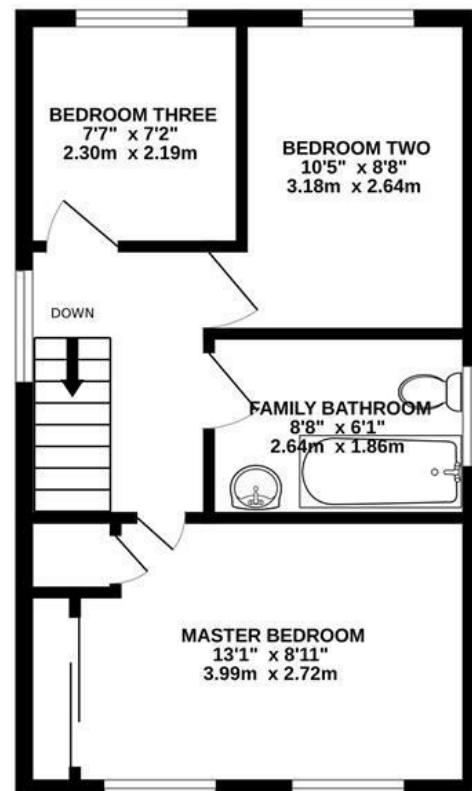


BEN ROSE

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



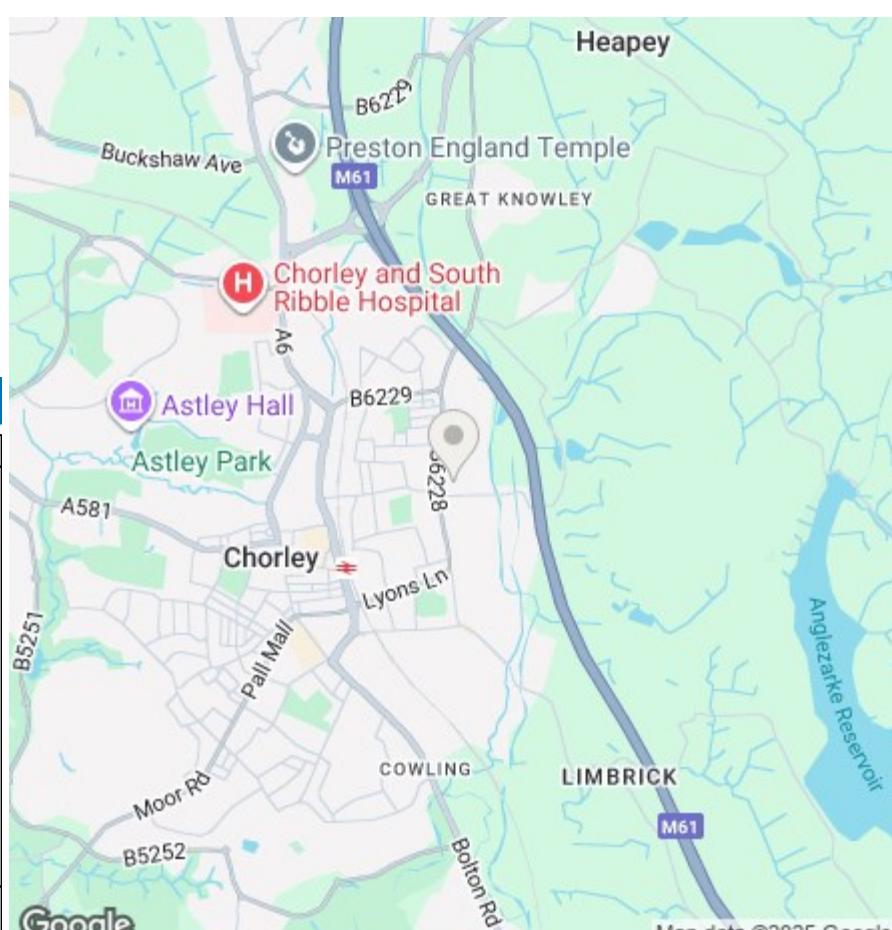
1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	