



Corporation Street, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this attractive semi-detached family home, ideally situated within the popular area of Chorley. Offering well-proportioned accommodation across two floors, the property provides a practical layout that is well suited to modern family life, with three bedrooms, two reception spaces and a landscaped rear garden. The property is conveniently positioned for a range of local amenities, including shops, supermarkets, schools and leisure facilities, whilst Chorley town centre is easily accessible for a wider selection of amenities, bars, restaurants and everyday conveniences. Excellent transport links are also within easy reach, with Chorley railway station providing regular services towards Preston, Manchester and beyond, whilst the M6, M61 and M65 motorway networks offer convenient access throughout the North West. Nearby towns and cities including Preston, Blackburn and Bolton are also readily accessible.

Entering the property, the welcoming entrance hall provides access to the first floor and leads into the spacious lounge. This comfortable reception room benefits from a bay window allowing plenty of natural light to enter, whilst a feature fireplace provides an attractive focal point and understairs storage offers useful additional space. Continuing through the home, the kitchen is well maintained and provides a good range of fitted units alongside some integrated appliances, with space for a family dining table making this a practical hub for everyday life. The kitchen also benefits from recently fitted tiles and worktops, all completed within the last two years. Sliding doors then lead through to the good-sized conservatory, which provides a versatile additional reception space overlooking the rear garden and offers an ideal setting for relaxing or entertaining.

Heading upstairs, the first-floor landing provides access to all three bedrooms and the family bathroom. The master bedroom is a comfortable and naturally bright room, benefiting from dual windows which allow an abundance of light into the space, whilst the accompanying en suite comprises a shower and wash basin. The second bedroom is another well-proportioned double room, whilst the third bedroom is currently utilised as a dressing room but would make an excellent child's bedroom, nursery or home office depending on the needs of the new owners. Completing the accommodation is the three-piece family bathroom, which is finished to a good standard. Internal doors throughout the property have also been replaced within the last two years, providing a fresh and modern finish.

Externally, the property is approached via a driveway providing off-road parking for two vehicles, with a low-level bordering wall and flower beds adding to the property's kerb appeal. To the rear is a landscaped garden offering a pleasant combination of lawn, paved areas and several mature trees, creating an attractive outdoor space for both children and adults to enjoy. A newly installed composite decked area provides an excellent spot for outdoor furniture and summer entertaining, whilst the garden also benefits from a built-in brick BBQ and a useful shed, providing additional storage. Overall, this is a well-presented and thoughtfully maintained family home offering spacious and versatile accommodation, useful outdoor space and excellent access to the amenities and transport links of Chorley, making it an appealing choice for a wide range of buyers.













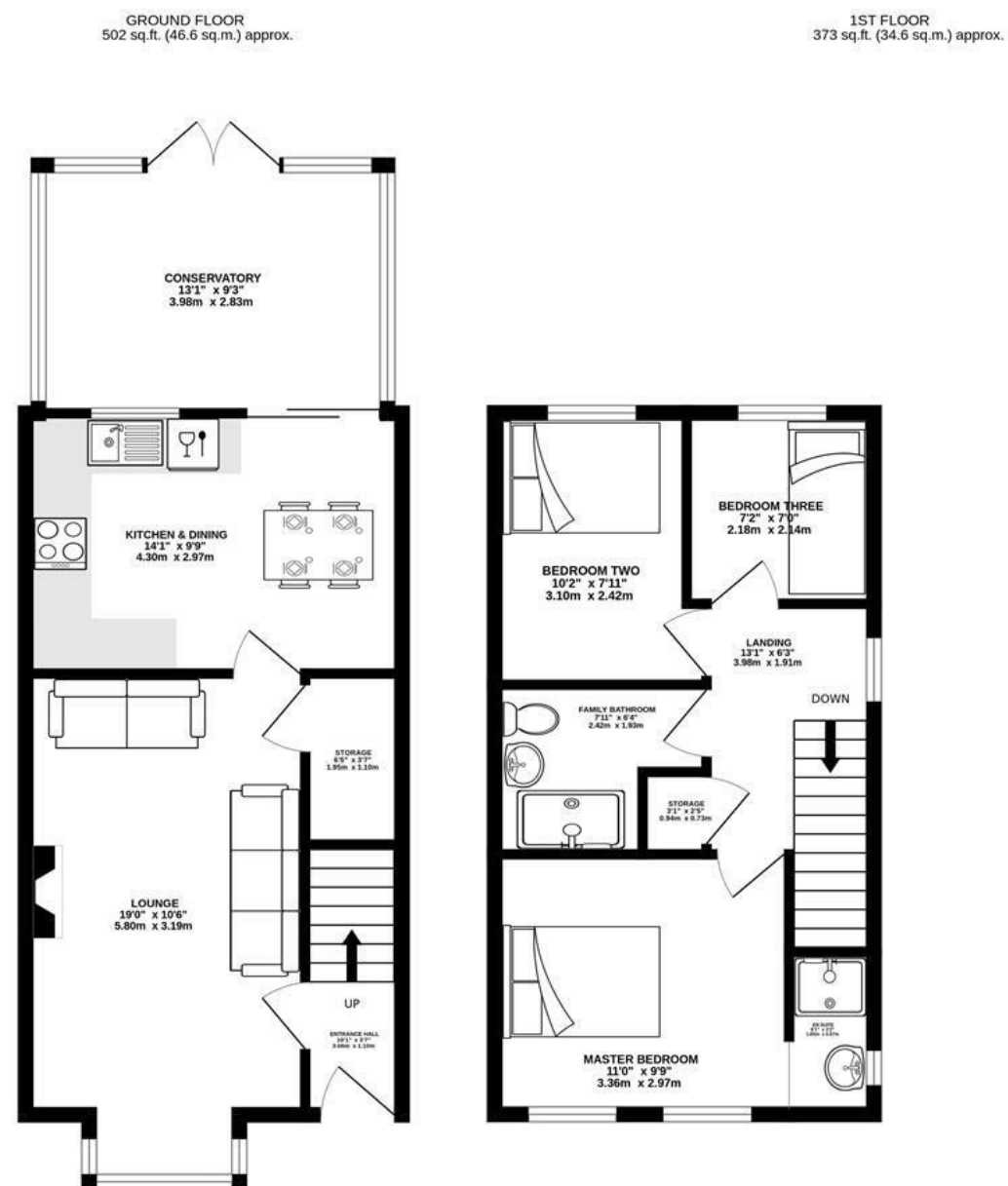








BEN ROSE



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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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		
	74	79
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 	

