BEN ROSE



Hardy Drive, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, situated in the ever-popular town of Chorley, Lancashire. Ideally positioned, the property is within easy reach of Chorley town centre, offering a wide range of shops, supermarkets, cafés and leisure facilities. Excellent transport links are also close by, including Chorley Train Station, which provides direct routes to Manchester, Preston and beyond, regular bus services within walking distance, and convenient access to the M61, M6 and M65 motorways. The area also benefits from beautiful surrounding countryside, scenic walks, local parks and reputable schools, making this an appealing choice for a wide range of buyers.

Entering via the side of the property, the entrance hall provides access to the majority of the ground floor accommodation, along with the staircase to the first floor and a useful under-stairs storage cupboard. To the front of the home is the spacious family bathroom, fitted with a bath and overhead shower. Next is the generous lounge, where a large bay window allows plenty of natural light to fill the room, complimented by an electric fireplace and ample space for a substantial sofa suite.
Moving further through the property, you will find the third bedroom, a well-proportioned double room. The kitchen-breakfast room, which was installed approximately two years ago, offers a modern and practical space, complete with an integrated hob, oven and fridge-freezer, alongside a central island with seating for three. From here, there is access to the conservatory, a particularly generous addition that overlooks and provides direct access to the garden. Offering excellent versatility, this space could be used as an additional sitting area, home office or gym, depending on individual requirements.

To the first floor are two further double bedrooms, with the master bedroom being particularly generous in size. Both rooms also benefit from useful eaves storage running along the side, providing additional space for household belongings.

Externally, the rear garden is a good size and designed with low maintenance in mind, being primarily laid with paving and enclosed by tall fencing for added privacy. There is also a large garden shed, providing useful outdoor storage. To the front, the property benefits from an extensive driveway with gated access, offering off-road parking for up to three vehicles, alongside an easy-to-maintain lawned area.

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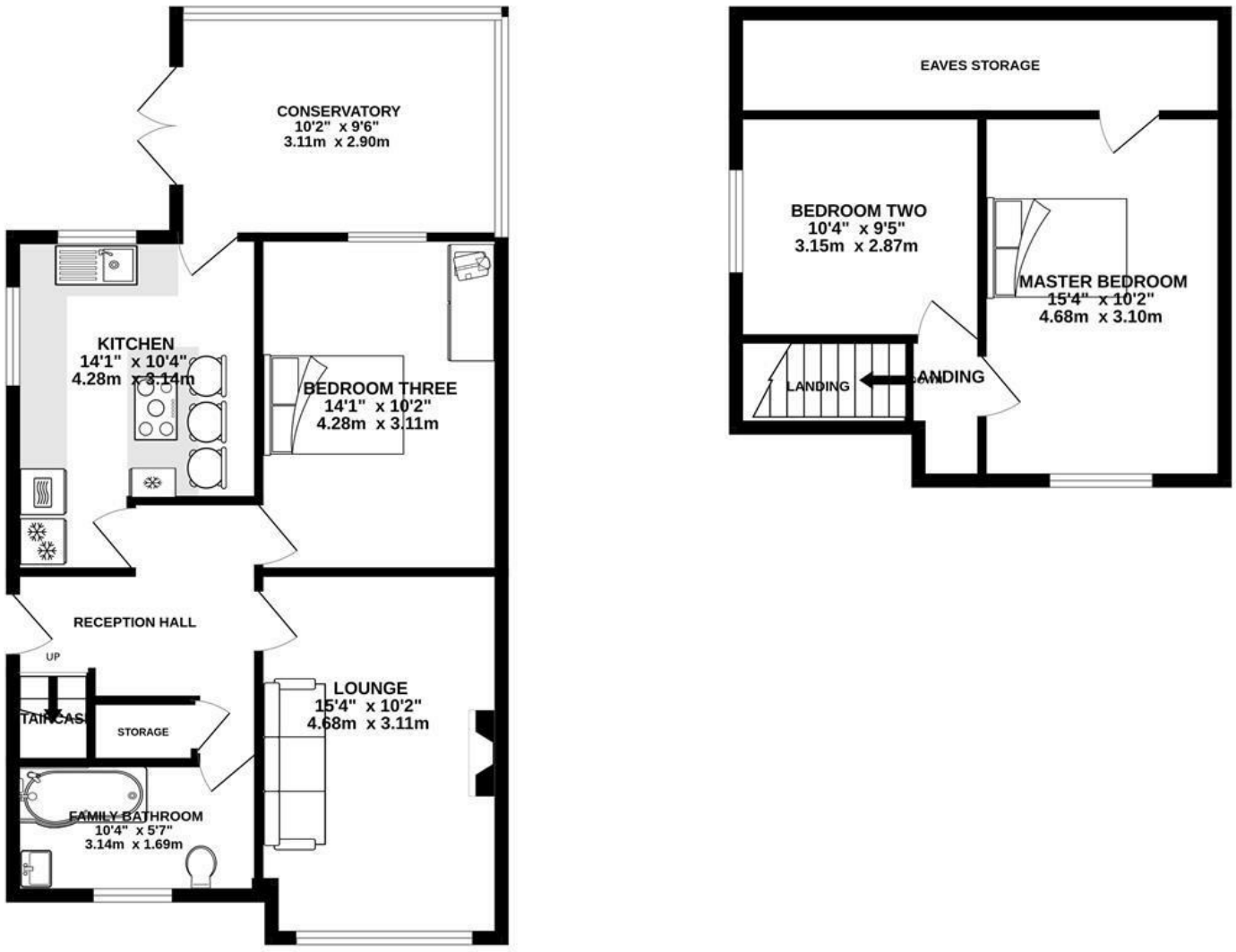


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GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

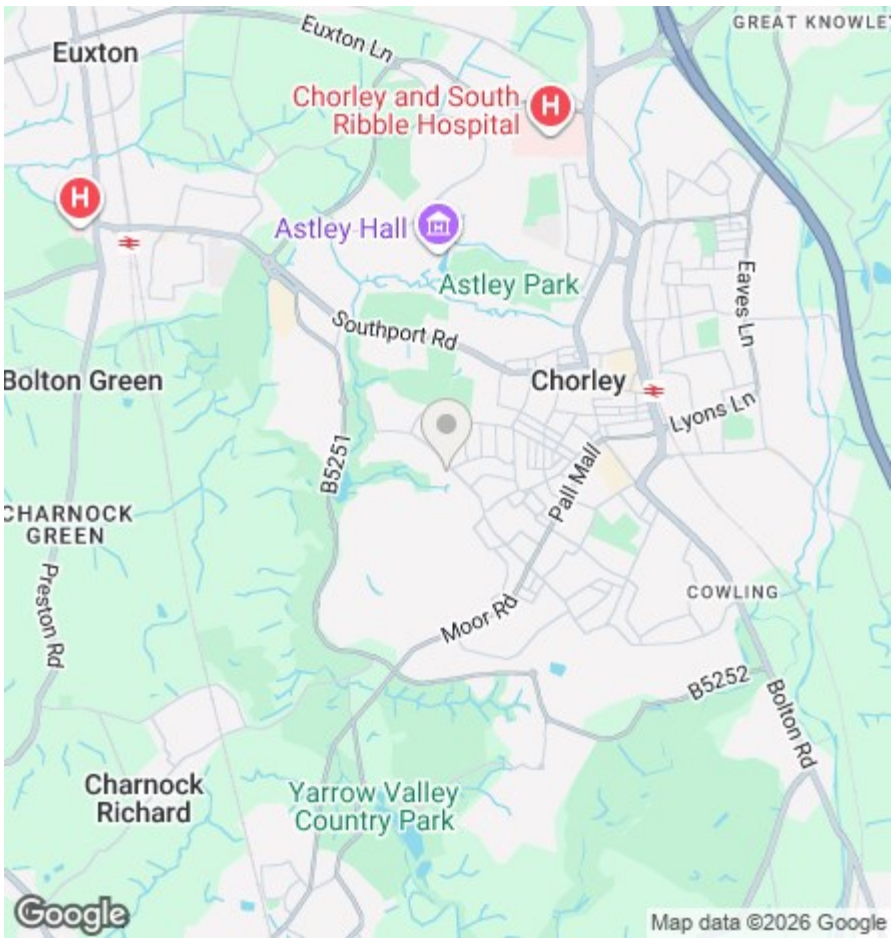
1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

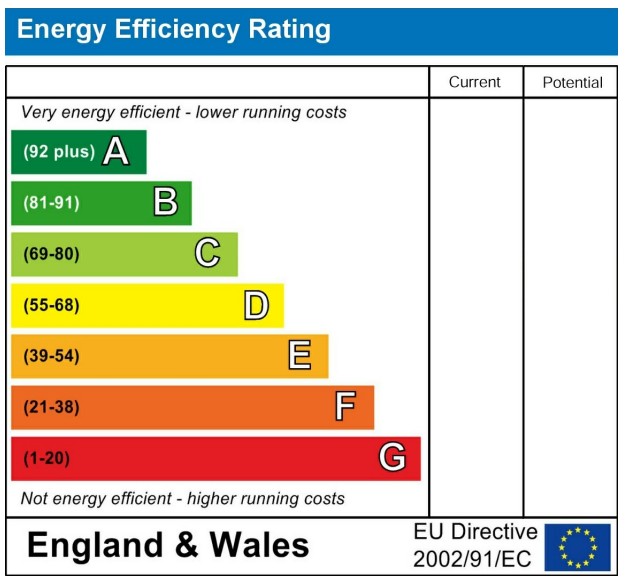


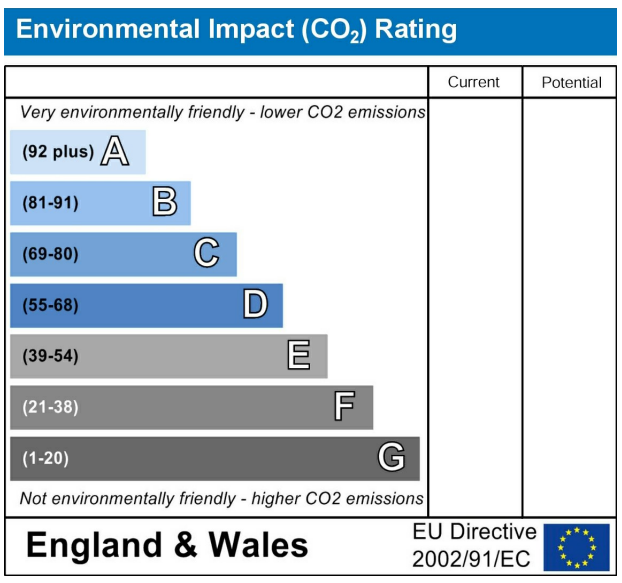
TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

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.







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