



Froom Street, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom detached true bungalow, ideally situated in a sought-after residential area of Chorley. Offering spacious single-storey living and a private rear garden that is not overlooked, this charming home is perfectly suited to those looking to downsize or enjoy comfortable retirement living. The property is conveniently located within easy reach of Chorley town centre, where you'll find an excellent range of shops, supermarkets, cafés, restaurants, and healthcare facilities. There are also regular bus services nearby, whilst Chorley train station provides direct links to Preston, Manchester, and beyond. Excellent road connections via the M61 and M6 make travelling further afield equally convenient.

Stepping inside, you are welcomed by a bright entrance porch which leads through to a generous central hallway, providing access to all rooms as well as a partially boarded loft for additional storage. The spacious lounge is filled with natural light thanks to its attractive bay window and is full of character, featuring a charming stained-glass feature window alongside a fireplace that creates a lovely focal point. Leading on from the lounge is a versatile dining room, which could equally be used as a second sitting room or hobby space. The well-proportioned kitchen enjoys large windows overlooking the rear garden, creating a bright and pleasant workspace. It offers ample worktop and cupboard space, benefits from an integrated oven and hob. From here, a useful rear porch provides further storage and direct access to the garden.

Returning to the hallway, you'll find two generously sized double bedrooms. The impressive master bedroom is positioned to the rear of the property and enjoys direct access to the garden through double doors, creating a peaceful retreat with lovely garden views. Bedroom two is another comfortable double located to the front of the home. Completing the accommodation is a well-appointed shower room.

Externally, the property benefits from on road parking and a low-maintenance graveled front garden enclosed by a wall and gate, creating an attractive first impression. To the rear lies a real highlight of the home: a beautifully private garden that is not overlooked, offering a peaceful setting to relax and enjoy the outdoors. Mature trees provide a lovely backdrop, whilst a combination of flagged patio areas and raised decking creates several seating spaces to make the most of the surroundings. Combining spacious accommodation, a fantastic location close to the town centre, and a wonderfully private garden, this delightful bungalow offers an excellent opportunity for buyers seeking comfortable, move-in-ready living.







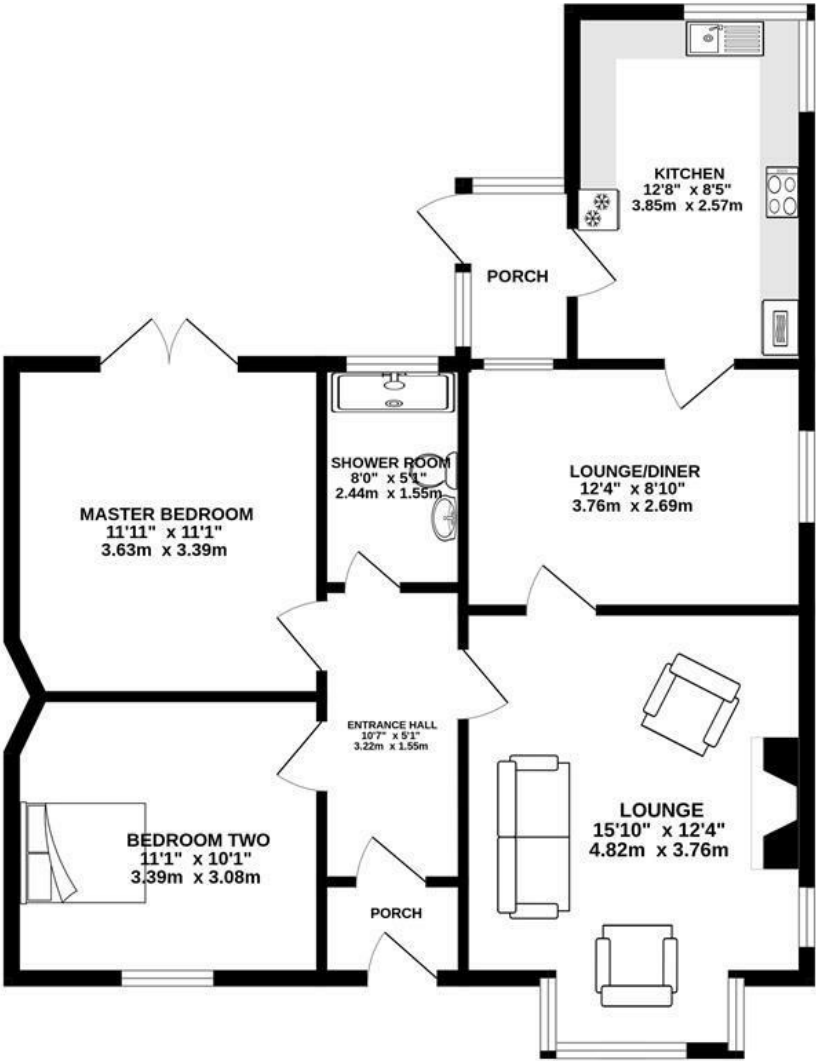






BEN ROSE

GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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		
	65	73
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	

