



Springfield Road, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced home, located in the heart of Chorley. Situated within walking distance of the town centre, this property offers a perfect opportunity for first-time buyers. The home is ideally positioned, benefiting from excellent travel links including nearby train stations, bus routes, and convenient access to the M61 motorway, ensuring seamless connections to surrounding towns and cities. Local amenities such as shops, restaurants, schools, and Astley Park are all close by, making this a highly desirable location. Offered with NO ONWARDS CHAIN, this home blends traditional features with modern living.

Upon entering the property, you are welcomed into the reception hall, which features the staircase leading to the first floor. The spacious front lounge is adorned with integrated storage, while sliding doors open into the cosy family room. This versatile space boasts a stunning log burner fireplace, creating a warm and inviting atmosphere. The modern kitchen, located towards the rear, provides ample room for freestanding appliances and grants access to the yard. Moving through the kitchen, the dining room offers a variety of uses, whether for formal dining or as an additional family space.

The first floor features an open landing that connects to three generously sized double bedrooms. Bedroom two benefits from fitted wardrobes, providing ample storage. The family bathroom is finished to a modern standard and includes a three-piece suite with an over-the-bath shower, catering to the needs of a growing family.

Externally, the property offers permitted on-road parking for residents at the front. To the rear, you'll find a convenient yard, that is accessible via the ginnel from the front of the home, which also houses a practical wood store. This outdoor space is perfect for low-maintenance living.

Overall, this home perfectly combines traditional charm with modern functionality, making it an ideal choice for first-time buyers looking to settle in a thriving location.



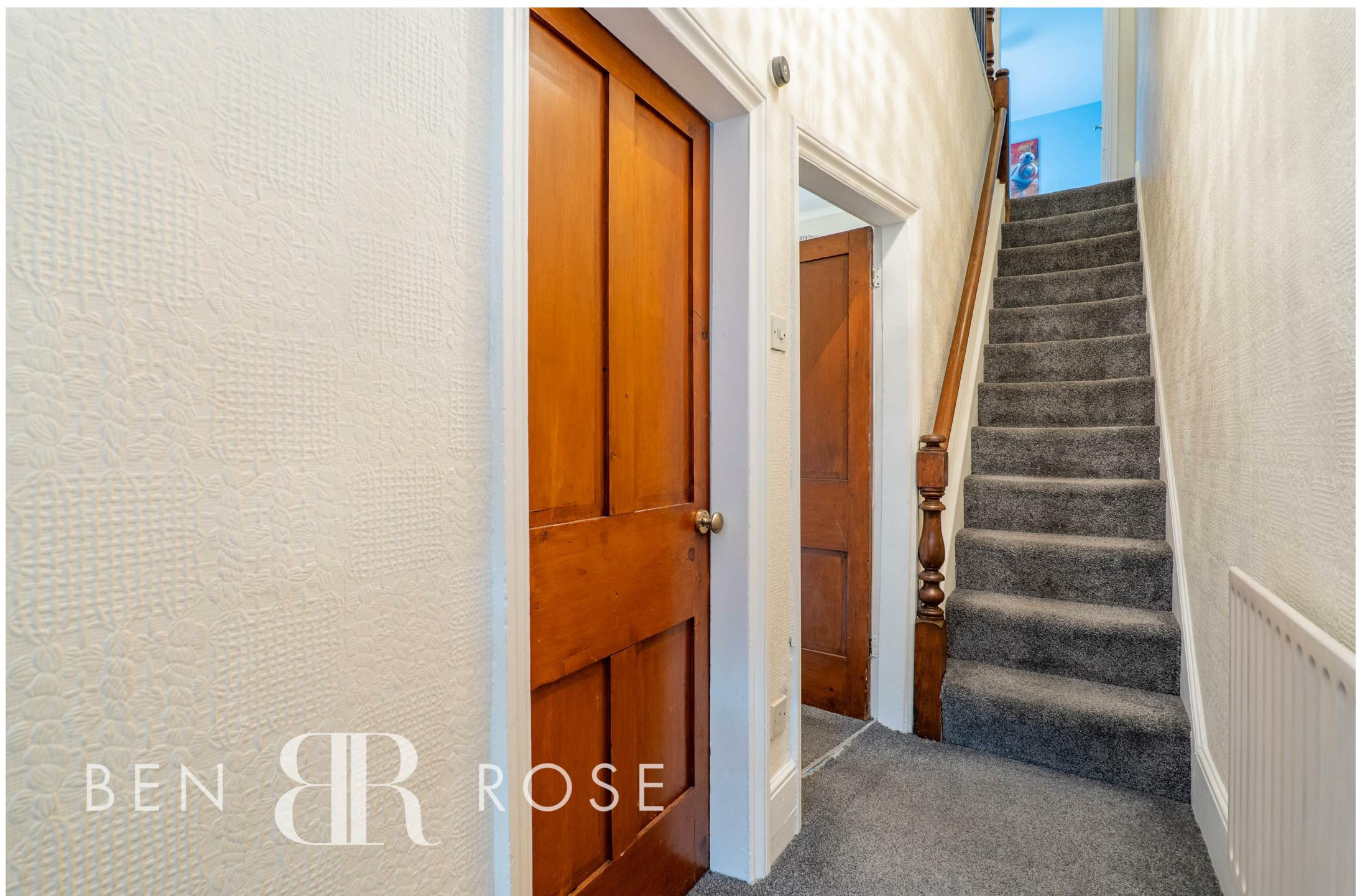
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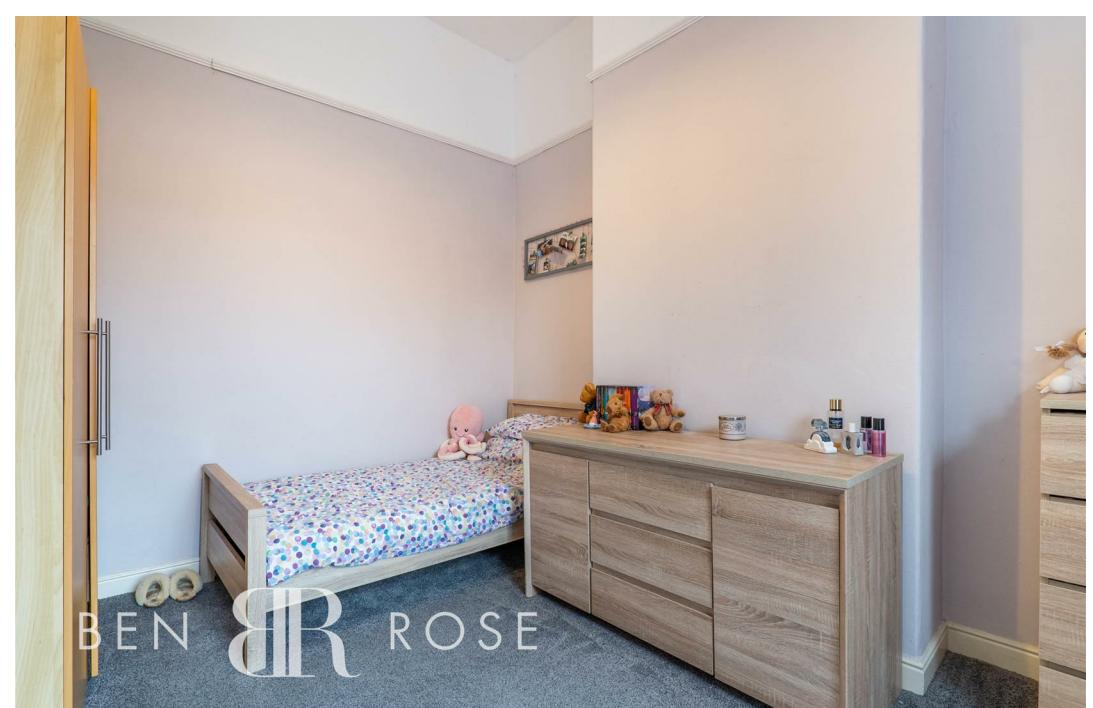
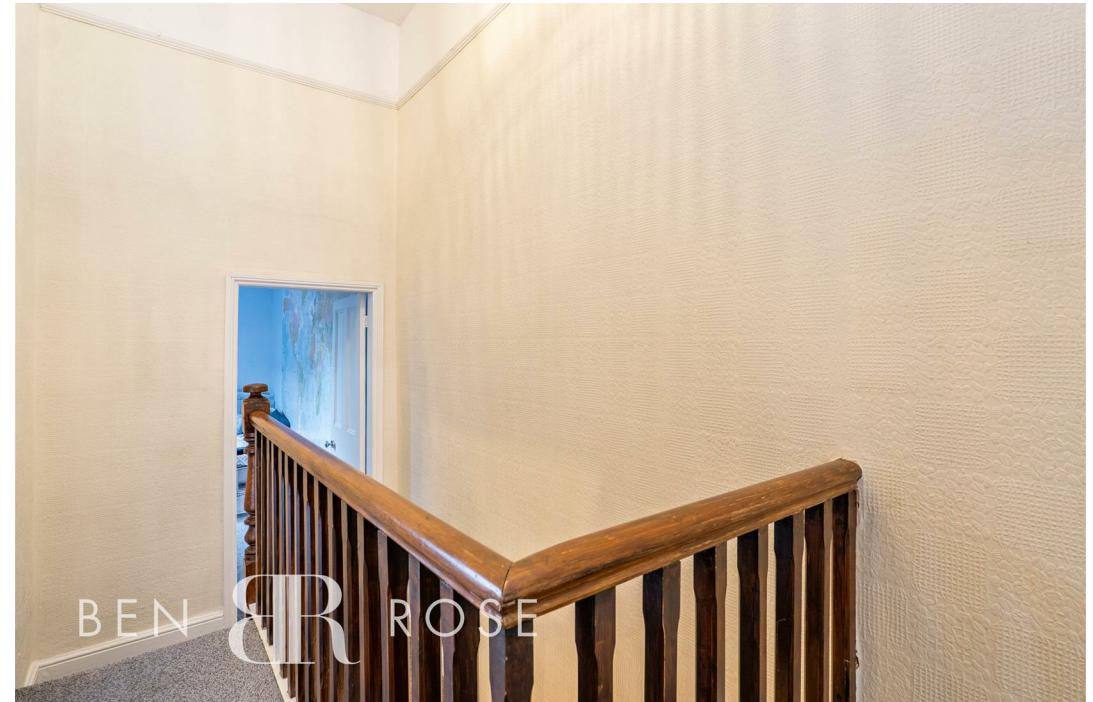


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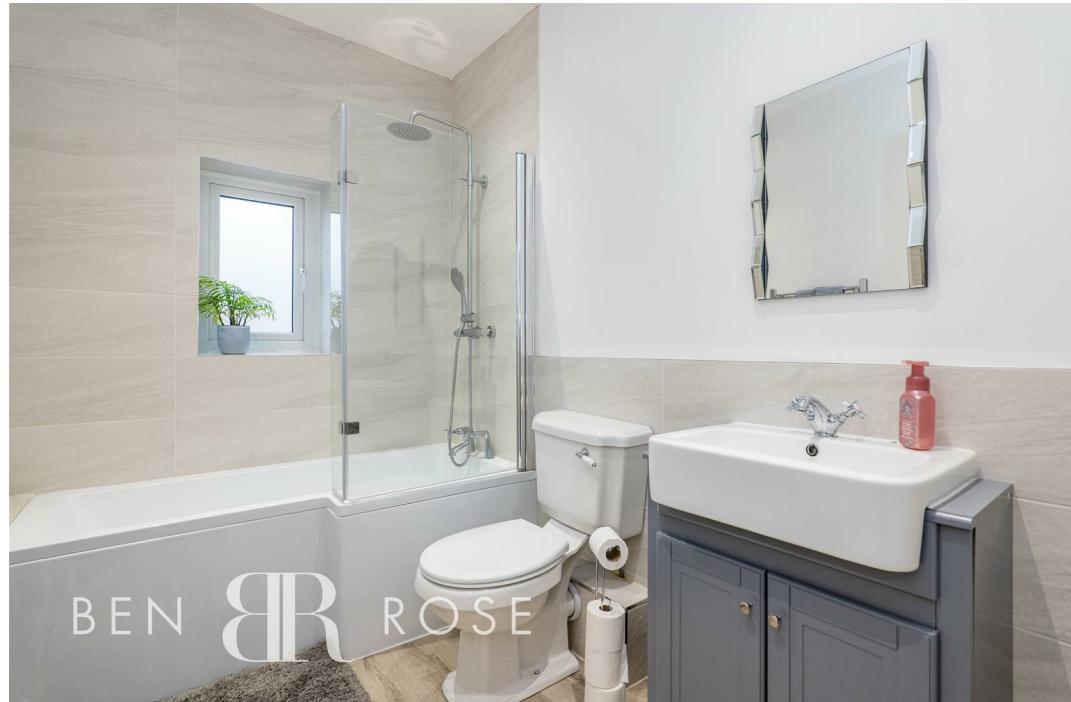
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GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



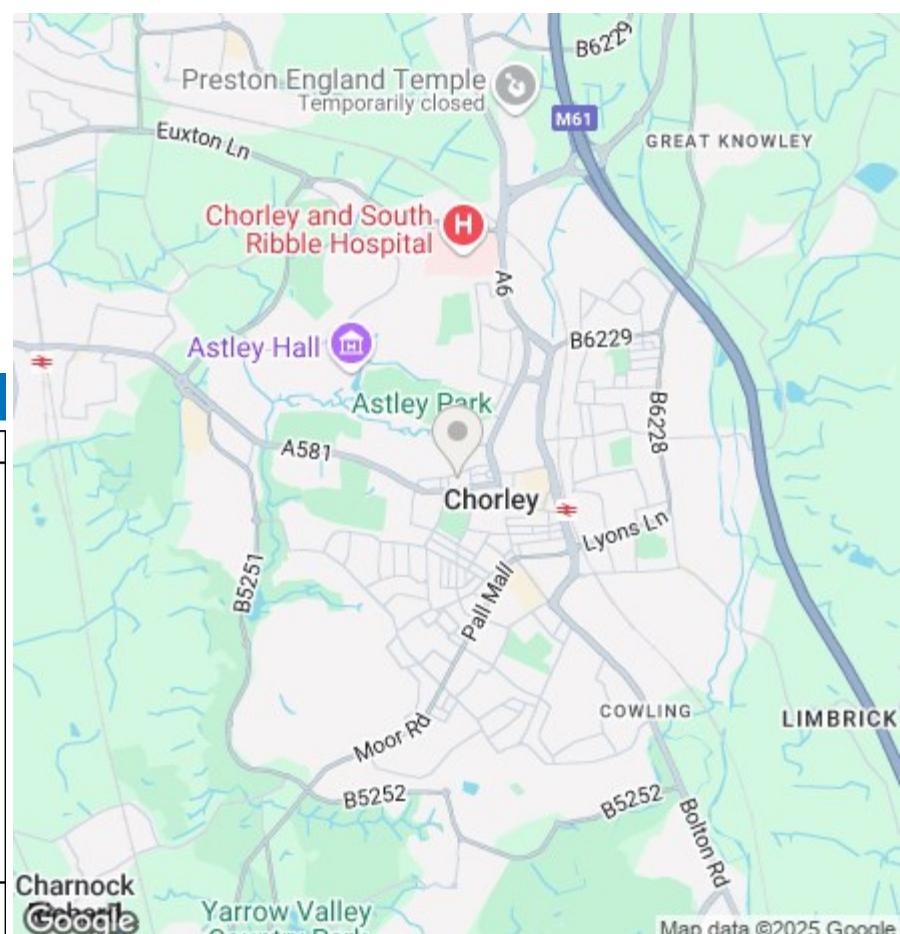
1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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		
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	