BEN ROSE



Lime Grove, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property situated on a generous corner plot in the ever-popular area of Chorley. Offering fantastic potential throughout, this home is ideal for first-time buyers looking to create their perfect home, anyone who would like to downsize or who are seeking a well-positioned property, or investors searching for an excellent opportunity. In need of modernisation, the property provides spacious accommodation full of character features and scope for improvement. Chorley town centre is only a short distance away and offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, whilst excellent travel links include nearby bus routes, Chorley train station with direct rail connections to Manchester and Preston, and easy access to the M61 and M6 motorways for commuters travelling across the North West.

Stepping into the home, you are welcomed via a vestibule with an attractive archway entrance leading into the reception hall, where a wooden bannister staircase creates a traditional focal point. From the hallway, access is provided to the spacious front lounge positioned to the left. This inviting room benefits from a large bow window allowing plenty of natural light to flood the space, alongside a feature fireplace and exposed wooden floorboards that add warmth and character. Continuing through the property, you will find the generously sized kitchen diner positioned to the rear. The kitchen benefits from a range of integrated appliances and is complemented by a charming fireplace and characterful beamed ceiling, creating a homely atmosphere ideal for family dining and entertaining. A rear door opens directly out to the back yard.

To the first floor, the property offers three well-proportioned bedrooms and a family bathroom. The master bedroom is situated to the front of the home and enjoys a large bow window overlooking the front garden, whilst also benefiting from integrated storage. Bedroom two is positioned to the rear of the property and offers comfortable accommodation, while bedroom three overlooks the front garden and could equally serve as a child's room, guest bedroom or home office. Completing the first floor is the family bathroom, fitted with a corner shower and practical fixtures.

Externally, the property occupies an enviable corner plot with lawned gardens positioned to both the front and side elevations, providing excellent outdoor space and further potential for landscaping if desired. A driveway runs alongside the property and leads up to a gated entrance, offering off-road parking and access through to the rear yard and kitchen diner entrance. With its spacious layout, characterful features and excellent potential throughout, this property presents a fantastic opportunity in a highly convenient Chorley location.

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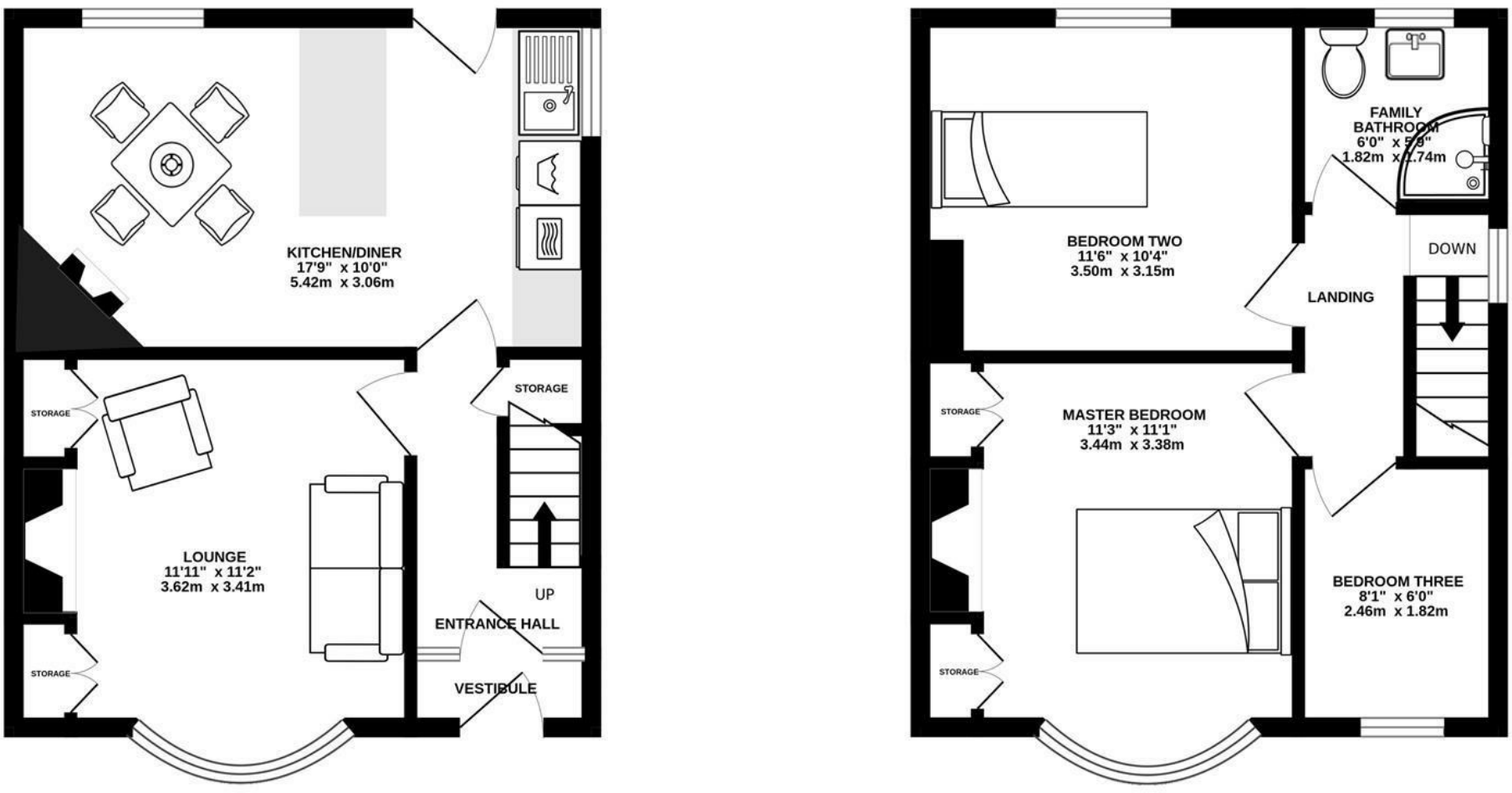




BEN ROSE

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

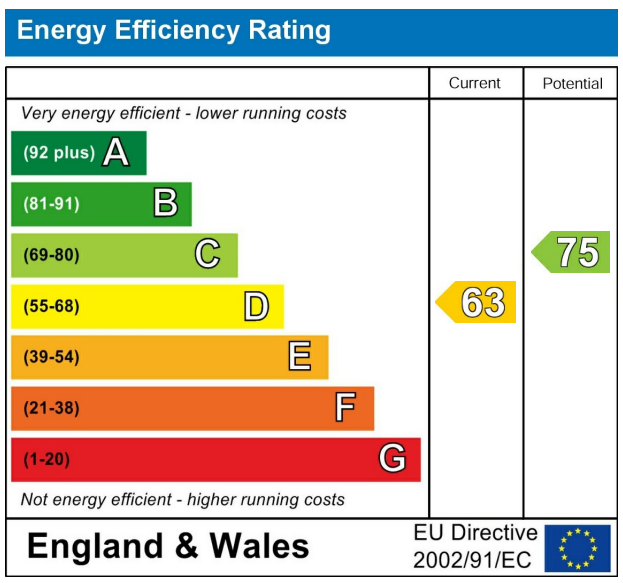
1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

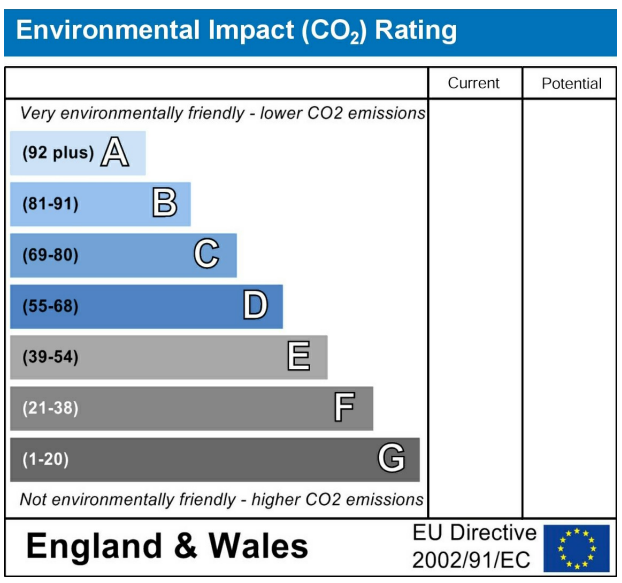


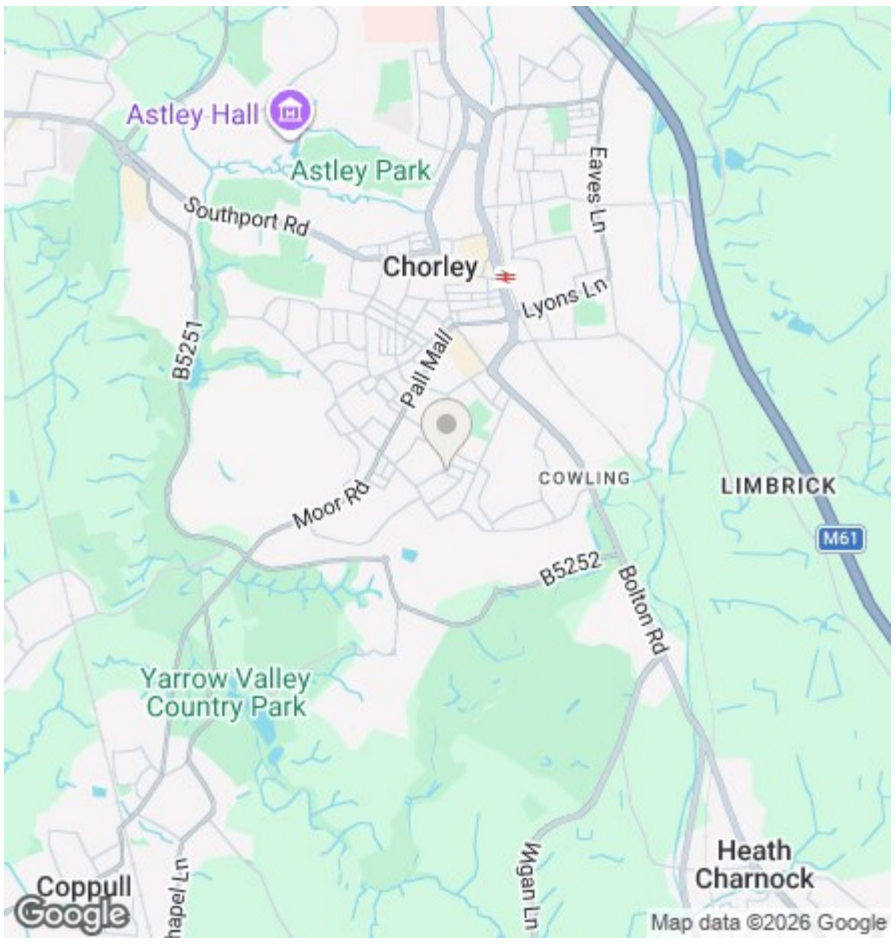
TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.

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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