BEN ROSE



Triumph Avenue, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom semi-detached home, ideally suited to first-time buyers looking for a property that combines stylish modern living with an impressive outdoor space. Finished to a high standard throughout, this inviting home offers a well-balanced layout, contemporary features and a stunning multi-tiered rear garden complete with an outdoor kitchen and versatile garden room. Situated in Chorley, the property is well placed for a range of local amenities, including shops, supermarkets, cafés, restaurants and leisure facilities, with nearby schools and green spaces adding to its appeal. Chorley town centre provides further shopping and dining options, whilst Chorley railway station offers services towards Preston and Manchester, making it a convenient choice for commuters. Excellent road links are also available via the M61 and M6, providing access across Lancashire and towards Preston, Bolton and Manchester.

Upon entering the property, a welcoming vestibule provides access to a convenient downstairs WC and the spacious front lounge. Beautifully presented, this comfortable reception room features decorative wall panelling and a bespoke media wall, creating a stylish focal point and the perfect setting for relaxing evenings or entertaining guests. Moving through to the hallway, there is access to the staircase and the impressive kitchen/breakfast room/diner. Designed with everyday living in mind, the kitchen combines a homely feel with a range of integrated appliances and a central breakfast bar, ideal for casual dining or catching up over a morning coffee. There is also ample room for a dining table, making this a versatile space for both family meals and social gatherings. French doors open directly onto the rear garden, allowing natural light to flow through the room and creating a seamless connection between indoor and outdoor living during the warmer months.

Moving upstairs, the first floor continues to impress with three well-proportioned bedrooms, offering flexibility for couples, small families or those looking to create a dedicated home office. The master bedroom benefits from a fitted wardrobe, providing practical storage, alongside a luxurious en-suite shower room for added comfort and convenience. The remaining bedrooms are served by a modern three-piece family bathroom, completing the accommodation and ensuring the home is well equipped for contemporary living.

Externally, the property boasts a generous front driveway providing off-road parking for up to four cars, a fantastic advantage for households with multiple vehicles and visiting guests. To the rear, the beautifully landscaped, multi-tiered garden provides a real highlight of the home, having been thoughtfully designed to create a variety of spaces for relaxing, dining and entertaining. The lower level features an impressive outdoor kitchen, ideal for summer barbecues and hosting friends, whilst steps lead up to a dedicated seating area on the middle tier, enhanced by lighting built into the wall boundary to create an inviting atmosphere after dark. Continuing to the upper level, you will find the stunning garden room, a highly versatile addition featuring an expansive set of bi-folding doors that allow the space to be enjoyed throughout the year. Whether used as a home office, gym, hobby room or additional entertaining area, it offers an exciting extension of the home's living space. With its beautifully renovated interiors, thoughtful modern touches and exceptional outdoor setting, this superb property presents an ideal opportunity for first-time buyers seeking a home that is ready to move straight into and enjoy.









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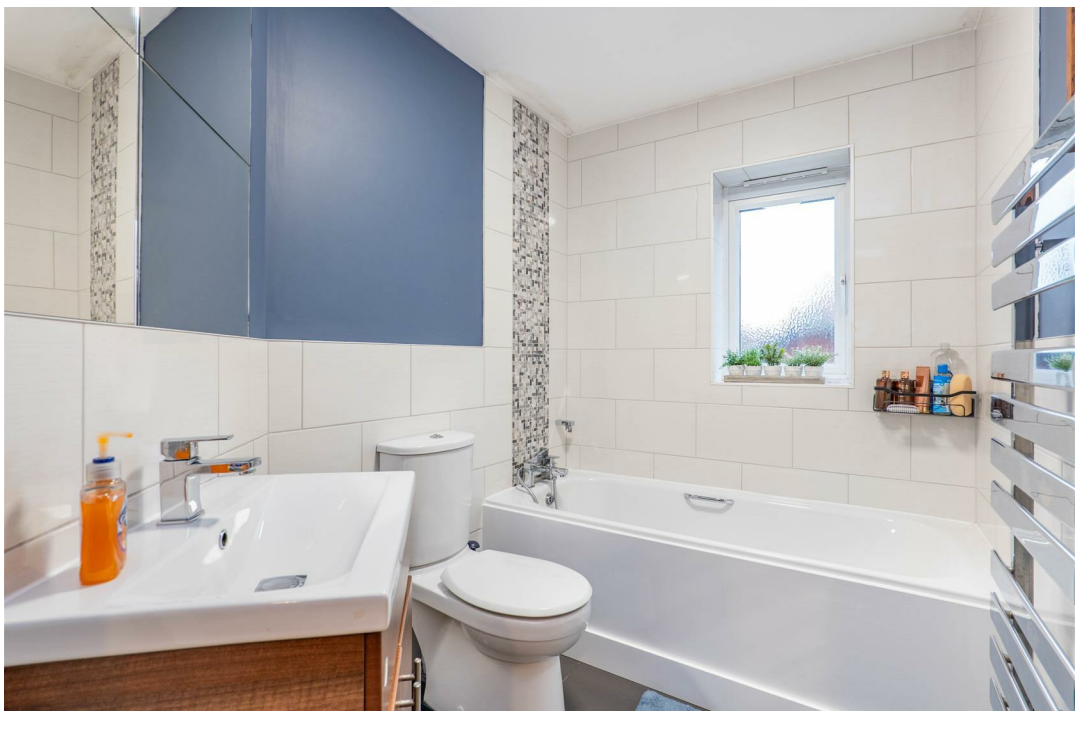
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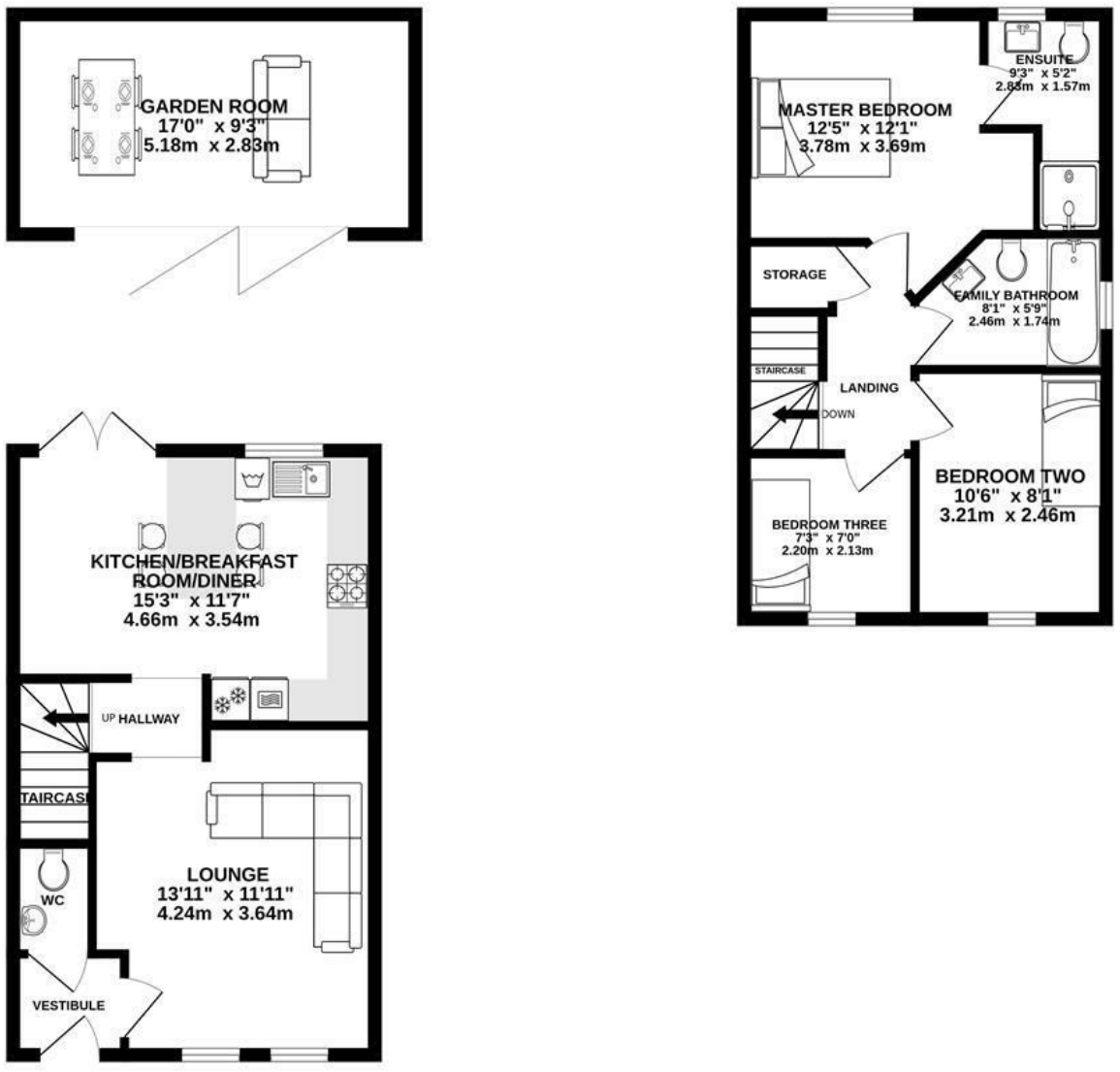




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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

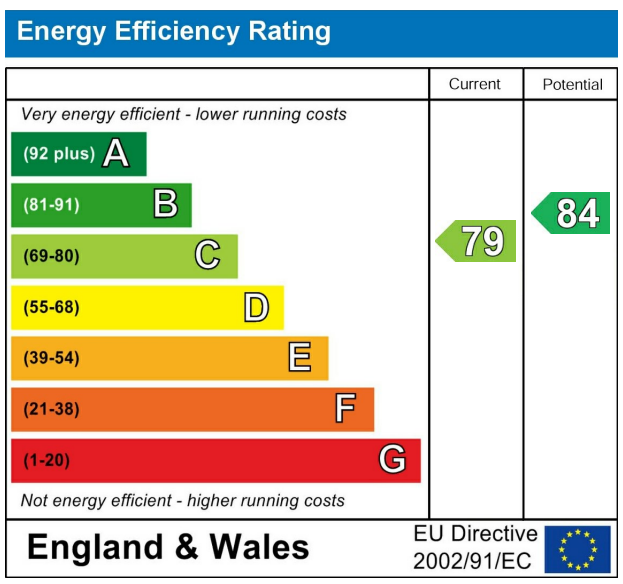
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

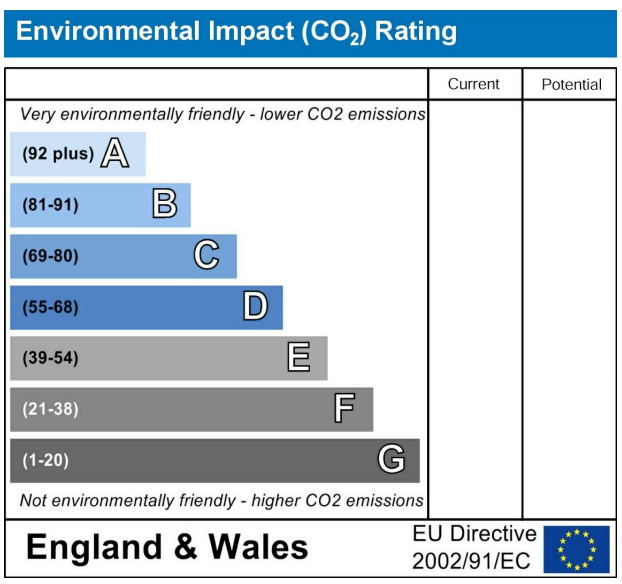


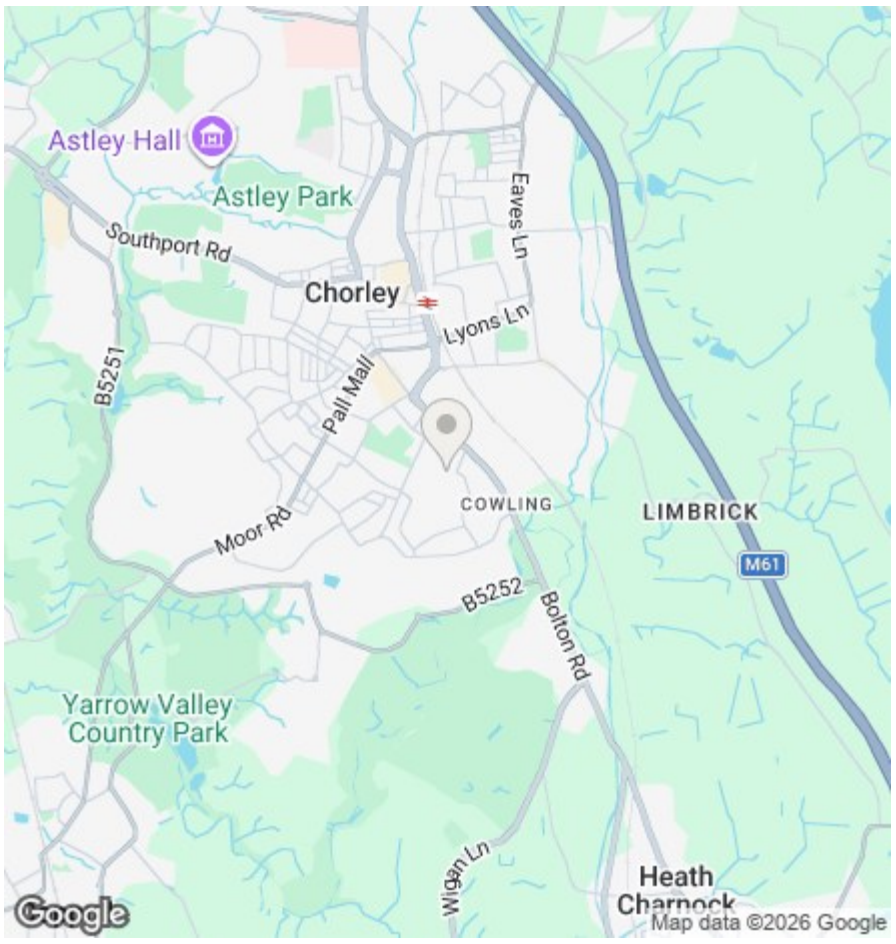
TOTAL FLOOR AREA : 938 sq.ft. (87.1 sq.m.) approx.

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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