BEN ROSE

Haigh Crescent, Chorley

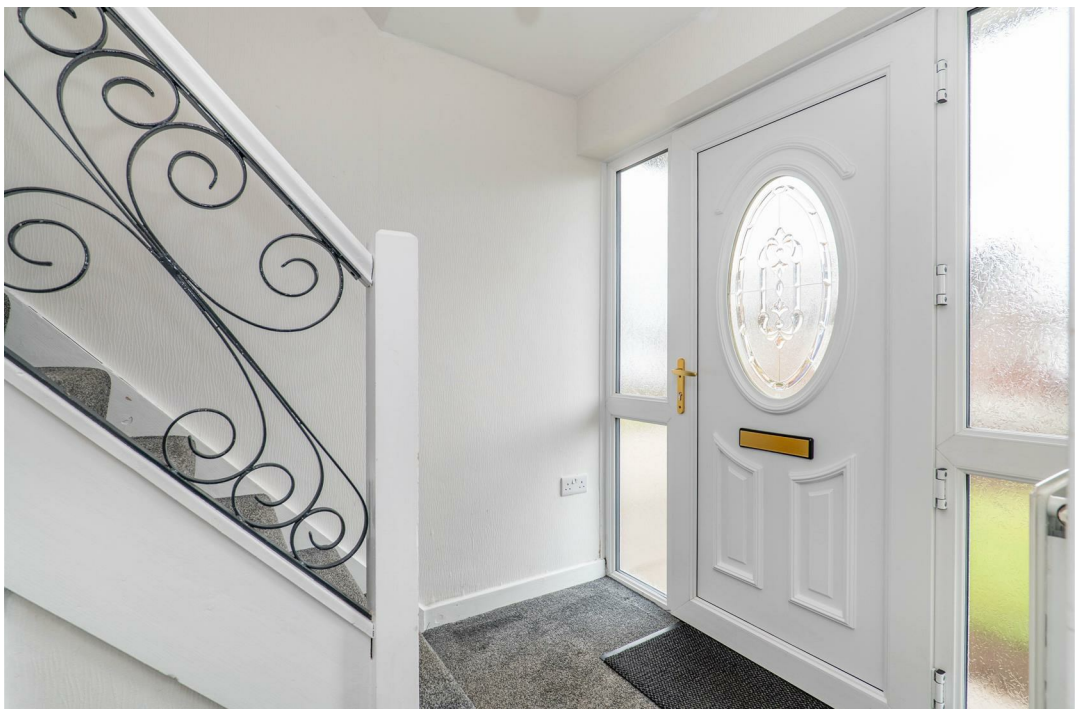
Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom semi-detached home, ideally situated in a sought-after residential area of Chorley. Offered with NO ONWARD CHAIN, the property has recently undergone a range of upgrades including a new boiler, full electrical rewire, newly fitted kitchen and bathroom, brand new carpets throughout, and repointing to the gable end, offering buyers a move-in ready home with peace of mind. This property is perfectly suited to first-time buyers looking to step onto the property ladder in a convenient location. Chorley town centre is just a short distance away and provides a wide selection of shops, supermarkets, cafés and restaurants, while excellent transport links are close by including Chorley Train Station with direct routes to Manchester and Preston, regular bus services, and easy access to the M61 and M6 motorways for commuting to surrounding towns and cities.

Upon entering the home, you are welcomed into the reception hall where the staircase to the first floor is located. From here, you can access the newly installed three-piece family bathroom which benefits from a modern finish and an over-the-bath shower. Moving further into the home, you will find the spacious open plan lounge and dining area that spans the full length of the property. This bright and inviting living space features a charming fireplace as its focal point and benefits from sliding doors that open out into the rear garden, allowing for plenty of natural light. The room then flows seamlessly into the modern fitted kitchen, which has recently been installed and features integrated appliances along with ample worktop and storage space.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, each offering comfortable living space and flexibility for a growing family, guest accommodation or a home office. With new carpets fitted throughout the property, the upstairs rooms continue the fresh and well-presented feel of the home.

Externally, the property benefits from a good-sized driveway to the front providing off-road parking for one vehicle and leading up to a single detached garage, with a lawned area also located at the front of the home. To the rear is a private garden featuring a seating area directly off the property, ideal for outdoor dining or relaxing, which then leads onto a lawned section. Overall, this is a fantastic opportunity to acquire a recently updated home in a popular Chorley location, perfect for first-time buyers looking for a property ready to move straight into.



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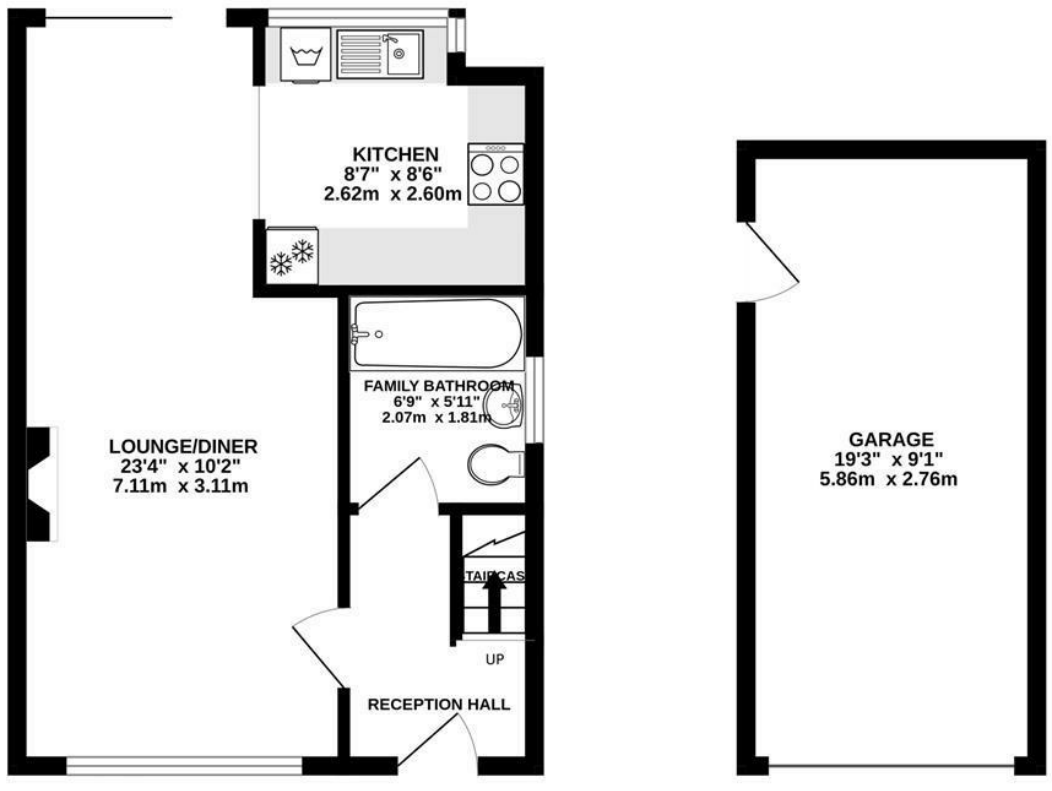
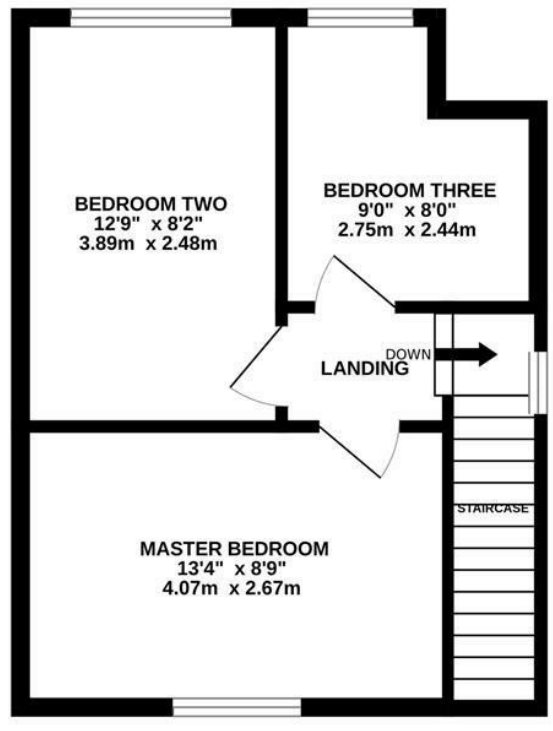
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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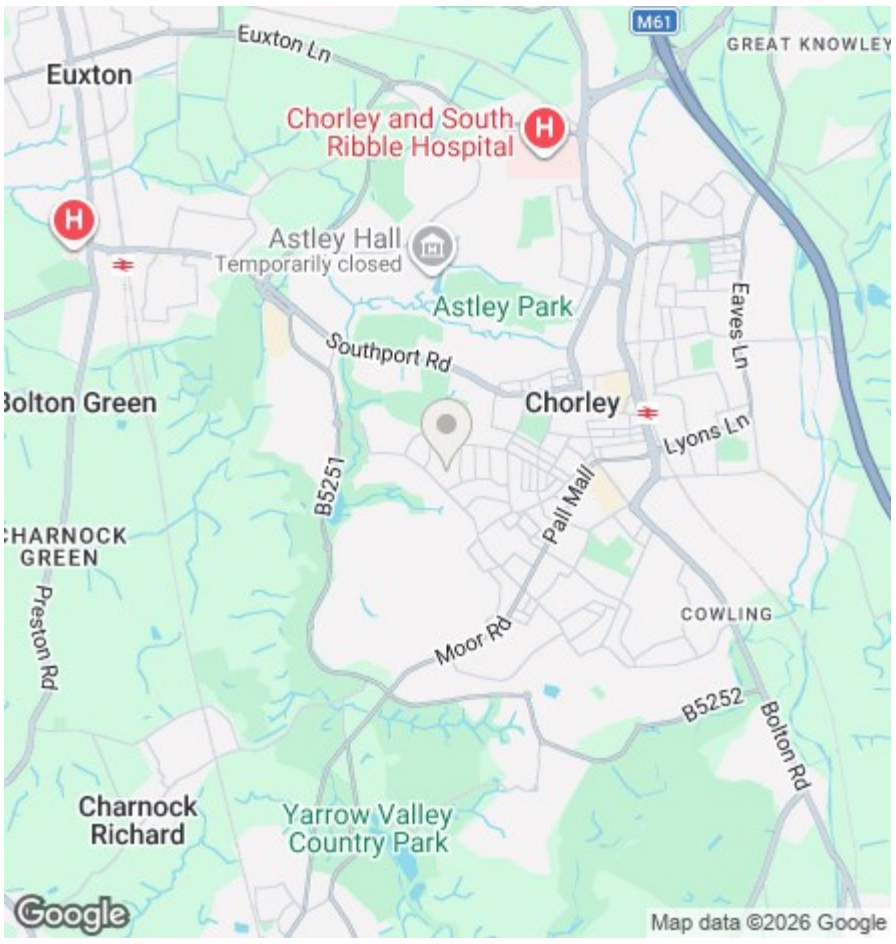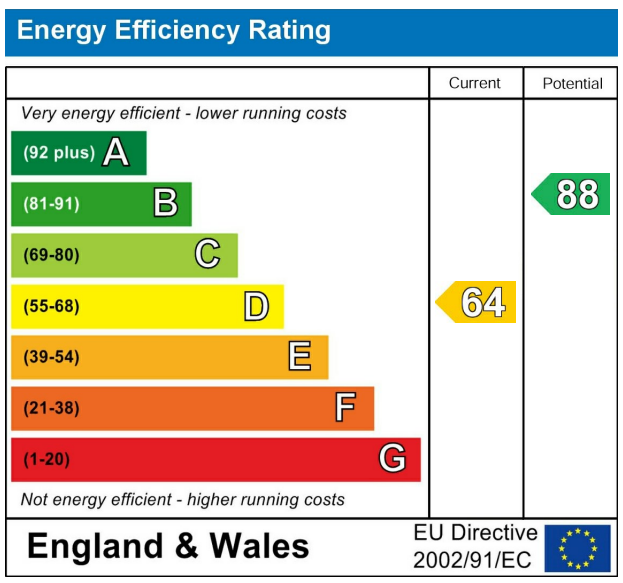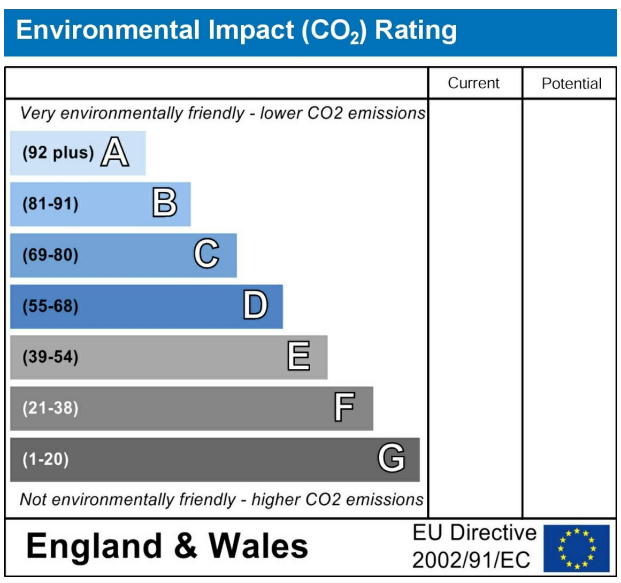
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.