



BEN ROSE

## Cottage Fields, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this well presented three/four-bedroom detached family home located in a peaceful cul-de-sac in Chorley, Lancashire. This charming property offers an ideal family living environment with modern features and a fantastic location. Situated close to Chorley town centre, the home benefits from a wealth of local amenities, including shops, schools, and leisure facilities. Excellent travel links include nearby train stations, convenient bus routes, and access to major motorways such as the M61 and M6, making it perfect for commuters. Early viewing is highly recommended to avoid disappointment.

As you step into the property, you are welcomed by an entrance hallway where a convenient WC is located. To the left, you'll find a spacious lounge featuring a large front-facing window and the staircase leading to the upper level. From the lounge, you enter the open-plan kitchen/diner, which spans the full width of the property. The kitchen is equipped with an integrated fridge and freezer, with additional space for freestanding appliances, and features a single door that opens out to the garden. The dining area offers ample space for a family-sized dining table and benefits from sliding patio doors that lead into the conservatory at the rear. Bright and airy, the conservatory provides a versatile space to relax and enjoy views of the garden, which can also be accessed via another set of patio doors. Completing the ground floor is a flexible family room, which can also serve as a fourth bedroom, office, playroom, or similar. This space adds valuable versatility to the home.

Upstairs, you will find three well-proportioned double bedrooms. The master bedroom includes fitted storage, while bedroom two benefits from an en-suite shower room. A contemporary four-piece family bathroom completes the upper level.

Externally, the front of the property features a private driveway offering off-road parking for up to four vehicles. To the rear, a generously sized garden includes a lower patio and decking area, along with a raised lawn - perfect for garden furniture and outdoor enjoyment.





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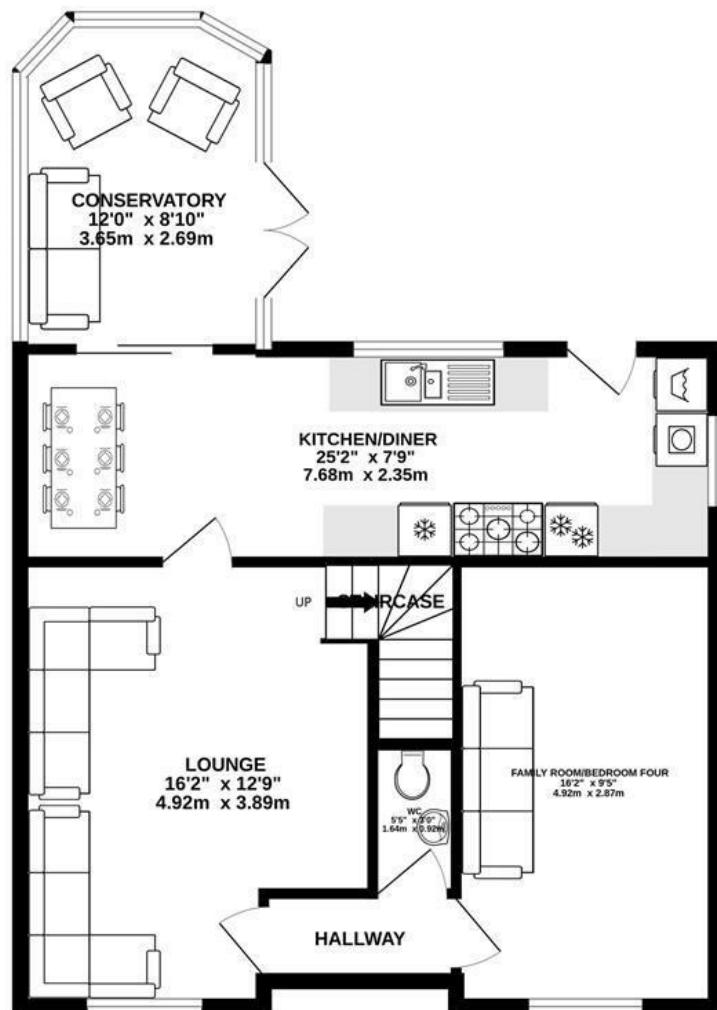




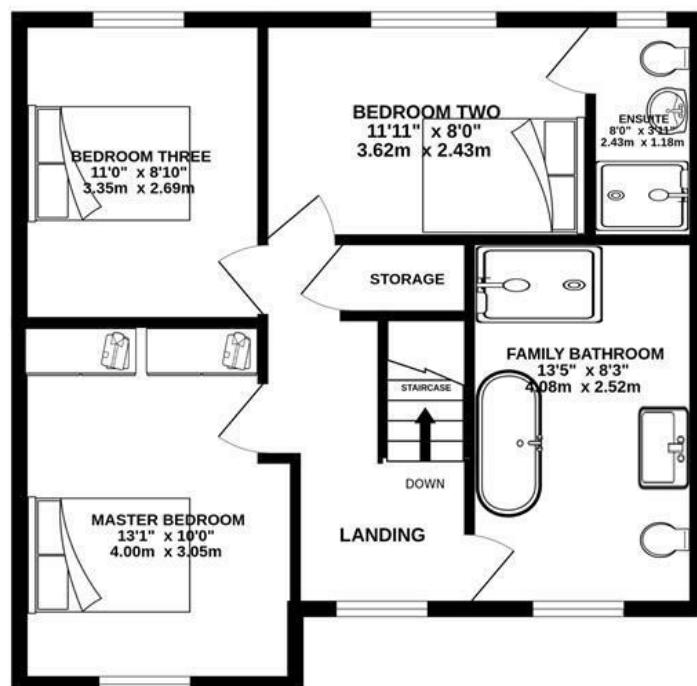


# BEN ROSE

GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C	74	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

