BEN ROSE



Haworth Road, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom detached property, situated within the highly sought-after residential area of Rivington View in Chorley. Ideal for families, the home offers generous and versatile living accommodation in a picturesque residential setting, just outside Chorley town centre. The property is conveniently located close to superb local schools, shops, and amenities, while excellent travel links are available via Chorley train station and the nearby M6 and M65 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will enter the spacious lounge, which features a central fireplace and charming bay window overlooking the front aspect. From here, you will move through to the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage and space for freestanding appliances, alongside an integrated hob and double oven. The dining area provides ample room for a large family dining table, with double patio doors opening onto the rear garden. Just off the kitchen is a convenient utility room, featuring a sink and space for a washing machine and dryer. Here, you will also find access to the downstairs W.C, as well as a single door leading to the side of the property.

Moving upstairs, you will find four well-proportioned bedrooms, with the master bedroom boasting integrated wardrobes and a private en-suite shower room. A modern three-piece family bathroom completes this level.

Externally, to the front is a private driveway providing off-road parking, with access to the attached single garage. The garage is equipped with power and lighting and also benefits from an additional side access door.

To the rear is a generously sized west-facing garden, featuring a spacious lawn and flagged patio, bordered by established planting. This provides an ideal outdoor space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer.















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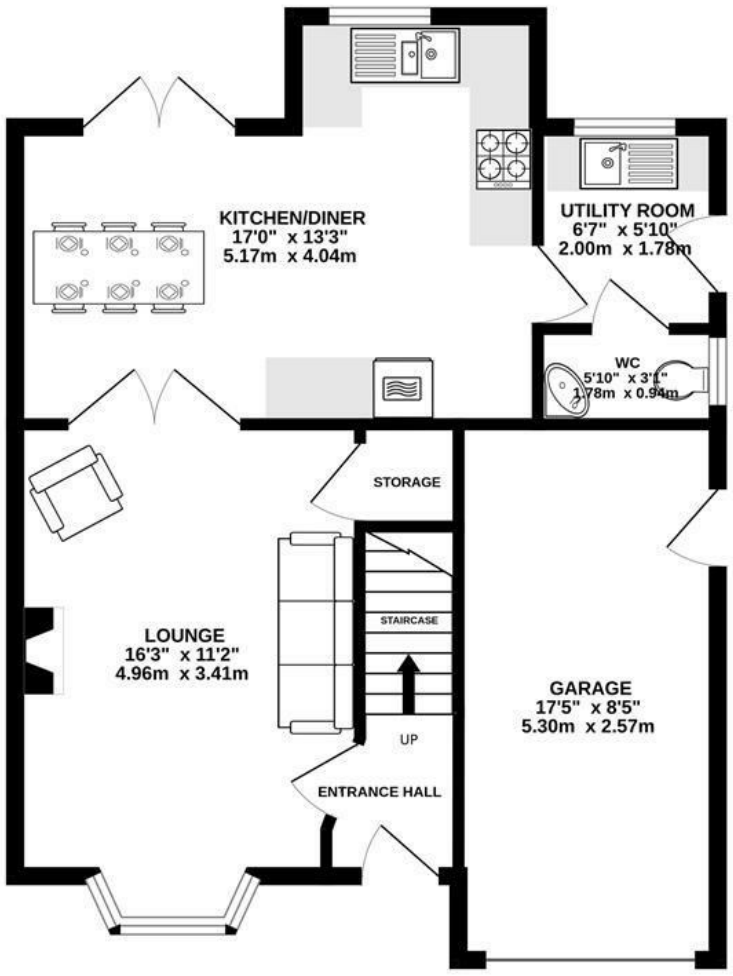




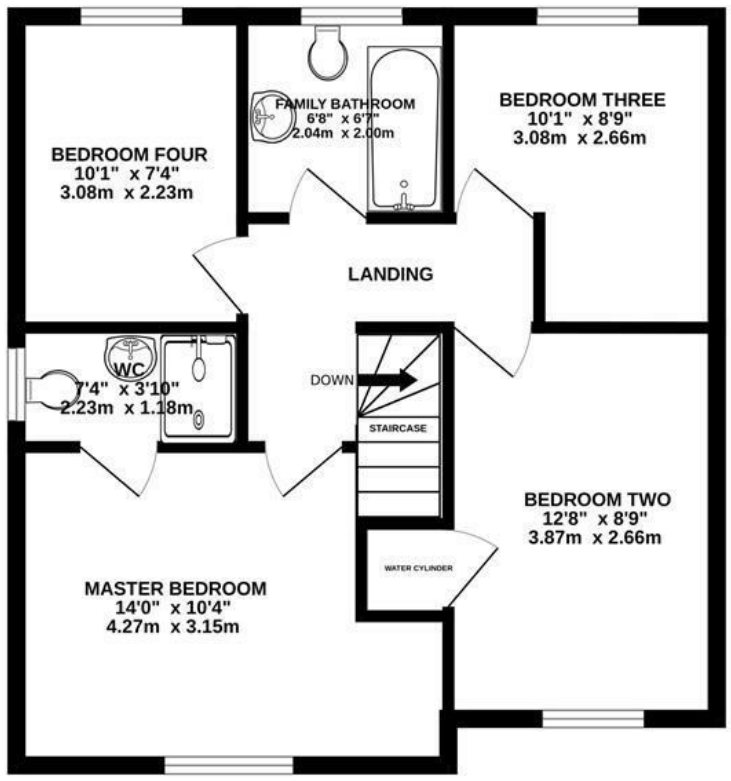
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GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



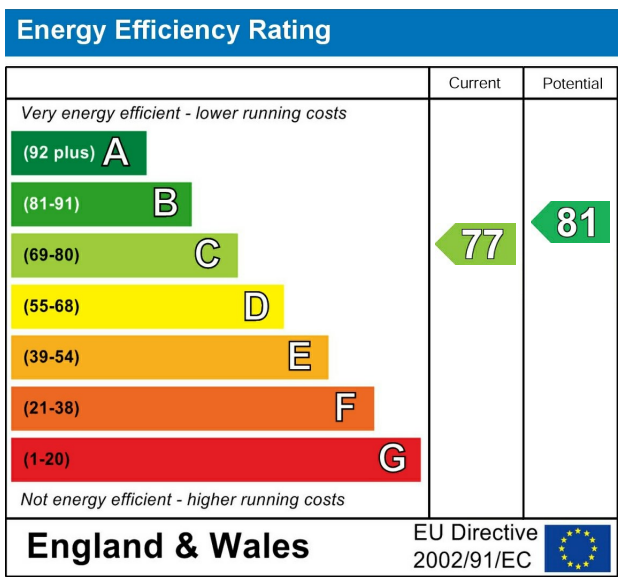
1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.

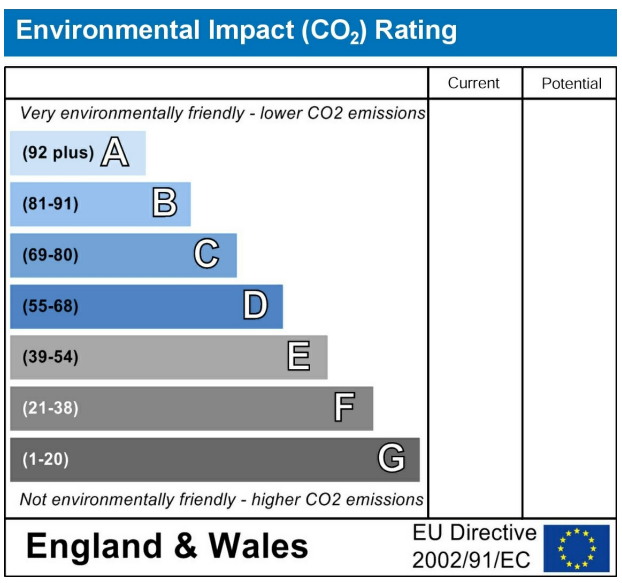


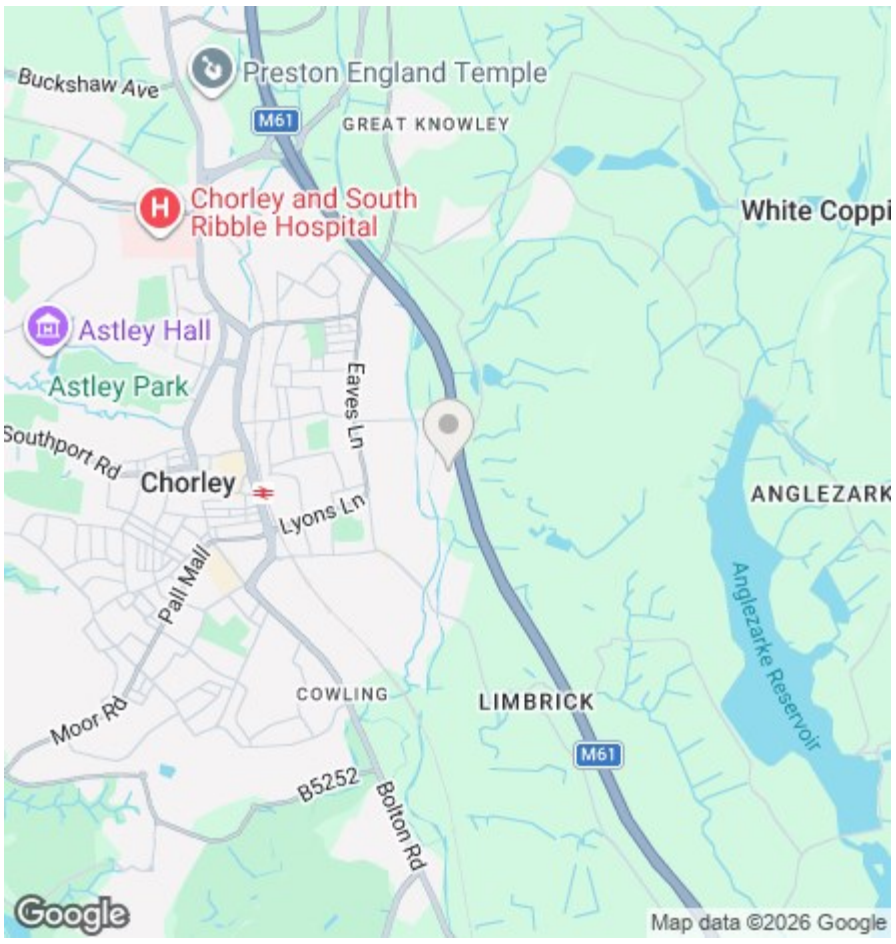
TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

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.







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