



Claremont Road, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom semi detached home located in the heart of Chorley. This charming home offers spacious living accommodation, perfect for families and first-time buyers alike. Situated in a prime location, the property benefits from excellent travel links and is close to a range of local amenities, schools, and picturesque parks.

As you enter the home, you are welcomed by a brief entrance hall that provides access to the stairs and leads into the spacious lounge. The lounge features a cozy fireplace and a large bay window that floods the room with natural light. Moving through the lounge, you arrive at the modern kitchen/diner. The kitchen is equipped with an integrated hob and oven, and offers ample space for freestanding appliances with the dining area, perfect for accommodating a large family dining table. Off the dining area, you'll find an opened-up under-stair storage space, ideal for use as a pantry. The ground floor also includes a three-piece family bathroom, complete with an over-the-bath shower, with the garden access via the kitchen, making it easy to enjoy outdoor living.

On the first floor, there are three bedrooms, two of which are spacious doubles. The master bedroom is particularly generous in size, featuring a bay window and integral storage.

The exterior of the home boasts a large driveway that leads down the side of the house to a single detached garage, offering plenty of parking space. The good-sized rear garden is lined with fencing and is paved throughout, providing a low-maintenance outdoor space perfect for relaxation or entertaining.

In summary, this delightful home is ideal for first-time buyers and families, offering spacious interiors and a convenient location.







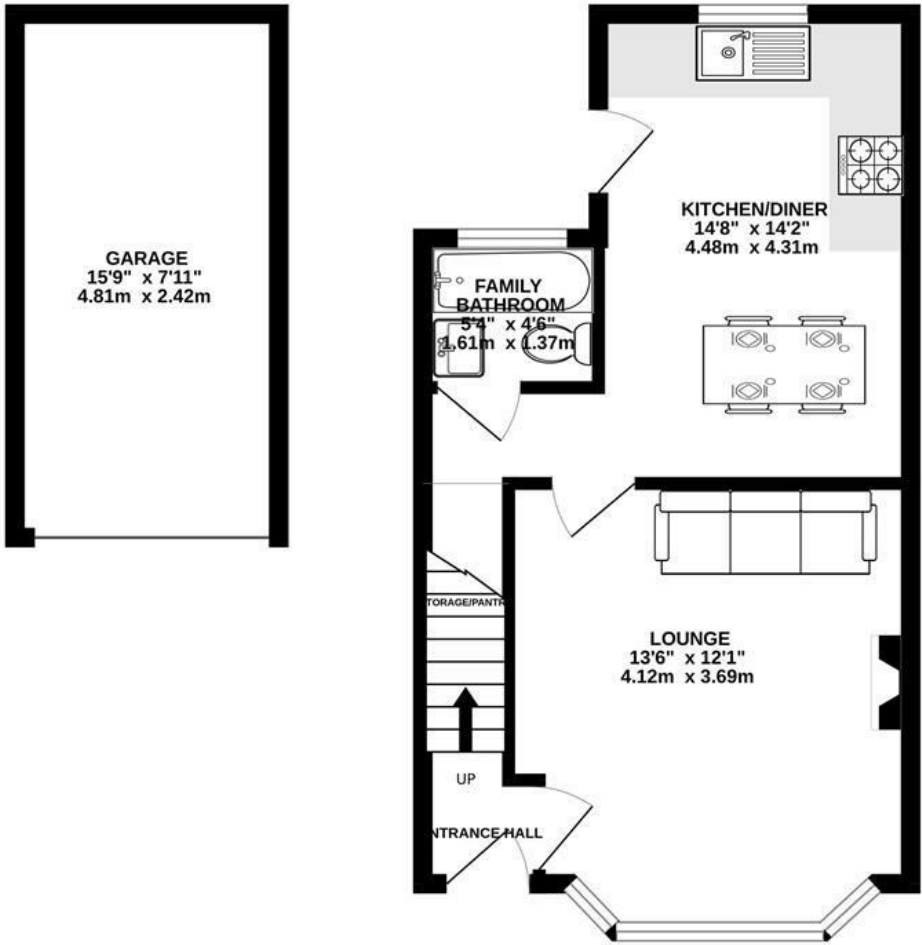




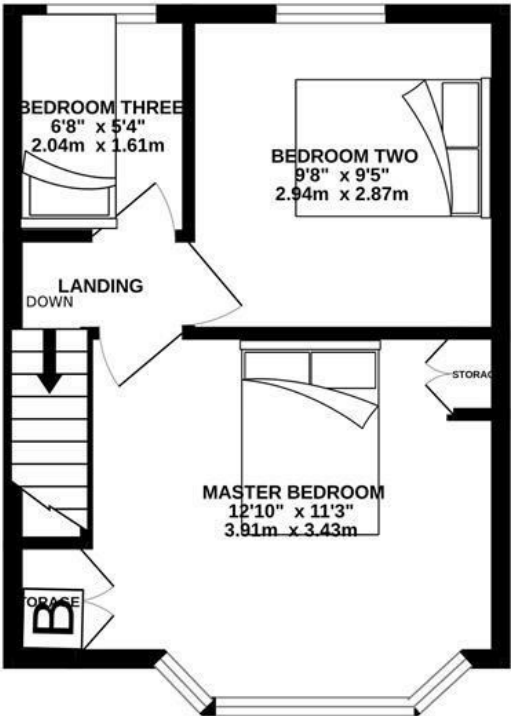


BEN ROSE

GROUND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.




TOTAL FLOOR AREA : 781 sq.ft. (72.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>71</div>	<div>85</div>
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

