BEN ROSE



Lawrence Road, Chorley

Offers Over £279,995

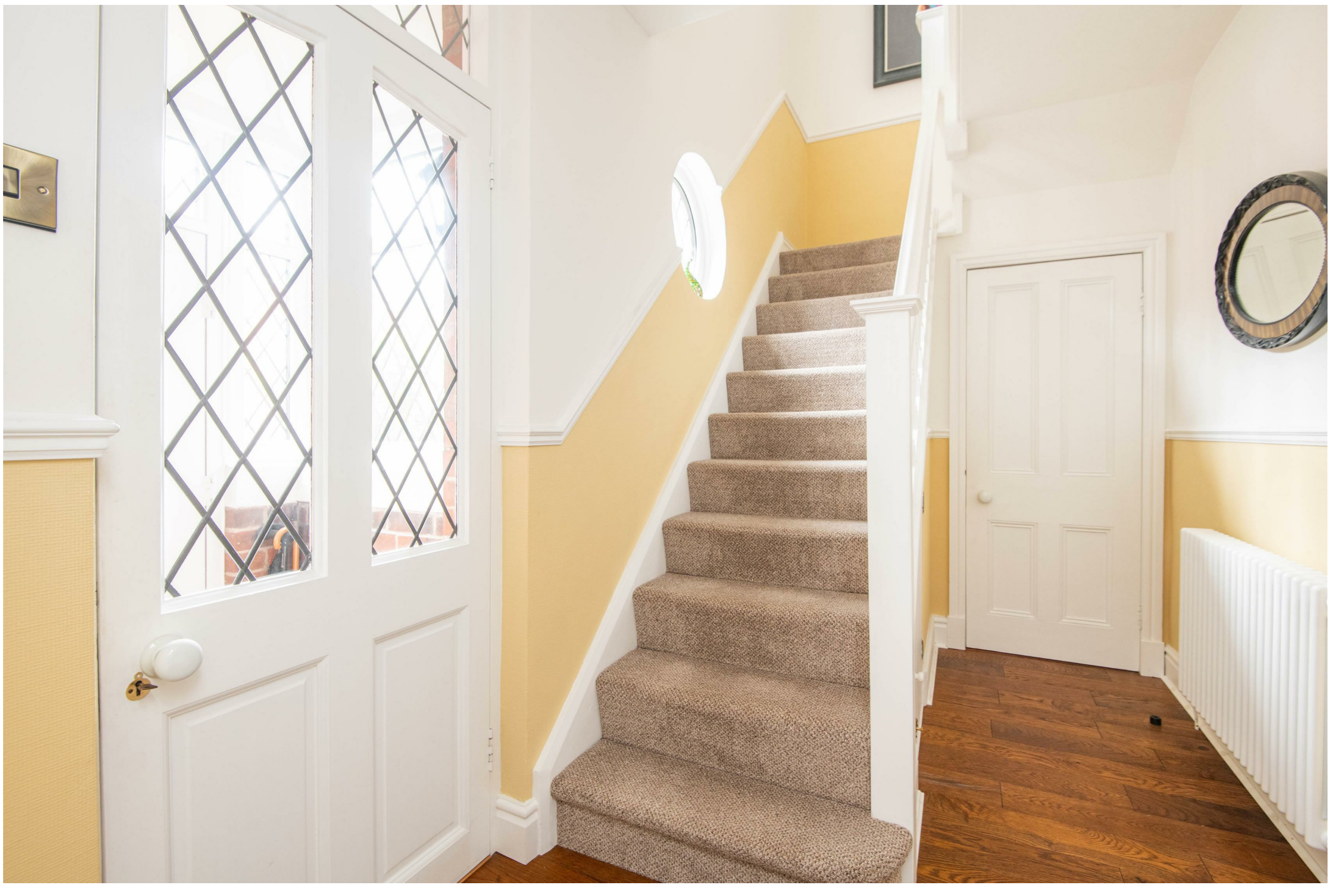
Ben Rose Estate Agents are pleased to present to market this beautifully presented semi-detached home, ideally suited to growing families seeking generous living space, charming original features and a peaceful setting on the outskirts of the Chorley town centre. Combining traditional character with practical modern comforts, this attractive property offers three spacious double bedrooms, two well-proportioned reception rooms and a sizeable kitchen, making it an excellent choice for family life and entertaining alike. Throughout the home, original fireplaces and period details add a distinctive sense of character, whilst the well-maintained interiors provide a welcoming environment ready to be enjoyed. The location offers the best of both worlds, with a quieter residential setting whilst remaining conveniently close to Chorley's shops, supermarkets, cafés, restaurants, schools and leisure facilities. Chorley railway station provides connections towards Preston, Manchester and beyond, whilst local bus services and access to the M61 and M6 motorways make commuting and travelling across Lancashire and the wider North West straightforward. The surrounding area also offers access to nearby towns including Leyland and Preston, alongside local parks, countryside walks and outdoor attractions, providing plenty of opportunities for family days out.

Entering the property, you are welcomed by a useful porch leading through to the entrance hall, which provides access to the principal ground-floor rooms, a convenient WC and the staircase to the first floor. To the front of the home sits the spacious dining room, where a large bay window allows natural light to fill the room, whilst an original fireplace with decorative tiled detailing creates an attractive focal point. This generous space is ideal for family meals, hosting guests and special occasions. Continuing through, the equally spacious lounge provides a comfortable and inviting setting for relaxation, featuring double doors overlooking the rear garden and an original gas fireplace. The combination of traditional character and everyday comfort makes this a lovely room in which to unwind. Completing the ground floor is the sizeable kitchen, offering an excellent amount of preparation and storage space through its extensive cabinetry and worktops. Multiple integrated appliances contribute to a streamlined finish, whilst the central island with breakfast bar provides an ideal spot for casual dining, morning coffees or catching up with family whilst preparing meals. The first floor also benefits from having engineered wood flooring in the hall, dining room and lounge.

Heading upstairs, the landing leads to three well-proportioned double bedrooms and the family bathroom. The master bedroom offers a spacious and comfortable retreat, further benefiting from built-in wardrobes to provide practical storage without compromising on floor space. The second double bedroom also being a good size, making this a versatile space. The third double bedroom benefits from a fitted wardrobe and cupboard offering further versatility and could comfortably accommodate all furnishings, making it ideal for a child, guest room or home office if required. A particularly charming feature throughout all three bedrooms is the presence of original cast-iron fireplaces, adding character and individuality to each room while reflecting the home's traditional appeal. Completing the first floor is the well-presented three-piece family bathroom, conveniently positioned to serve all three bedrooms.

Externally, the property is approached via a neatly arranged frontage featuring a low bordering wall, recently paved walkways in Indian Stone and a selection of mature flower beds that provide greenery and colour. To the rear, the landscaped garden offers an attractive outdoor setting, centred around a large Indian stone paved area that provides ample space for outdoor dining, garden furniture and entertaining during the warmer months. Surrounding raised flower beds are filled with mature planting, adding depth, greenery and a pleasant sense of privacy to the space, whilst a practical garden shed offers useful additional storage for tools, equipment and outdoor essentials. The property also benefits from being recently double glazed throughout five years ago and having a whole new roof done in the past year. Well presented throughout and rich in original character, this appealing family home combines generous accommodation, versatile living spaces and a lovely landscaped garden in a peaceful yet convenient Chorley location. With its three double bedrooms, two reception rooms and wealth of traditional features, it presents an excellent opportunity for families looking for a home with both personality and practicality, close to the amenities and transport links needed for modern living.





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Panasonic



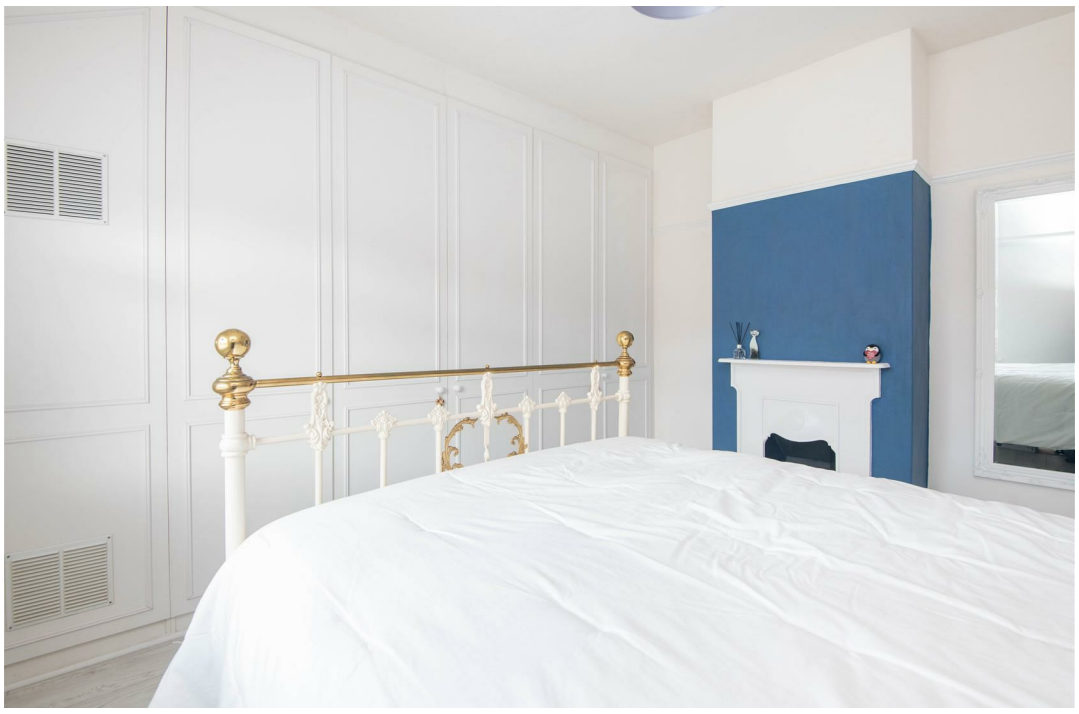



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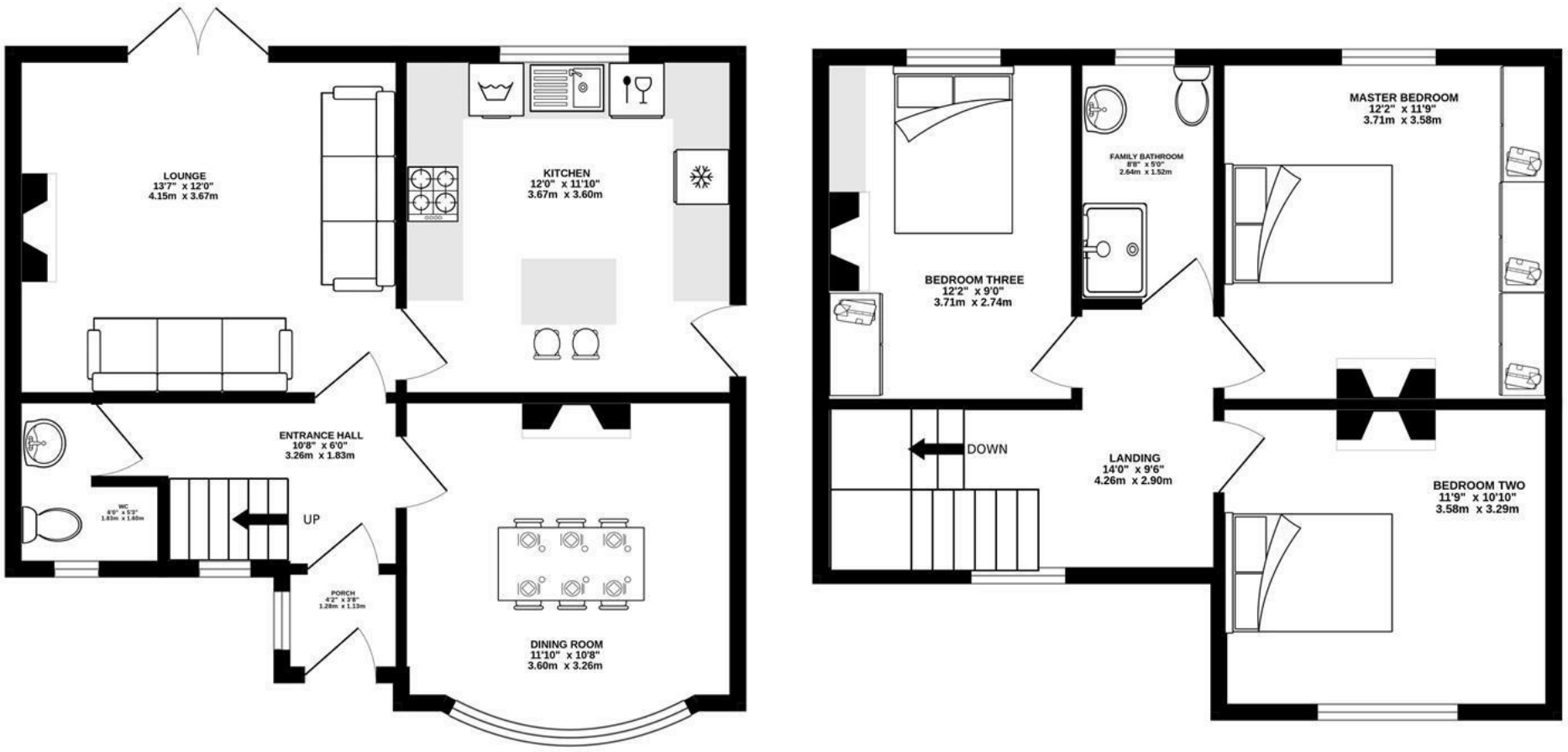



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BEN ROSE

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.

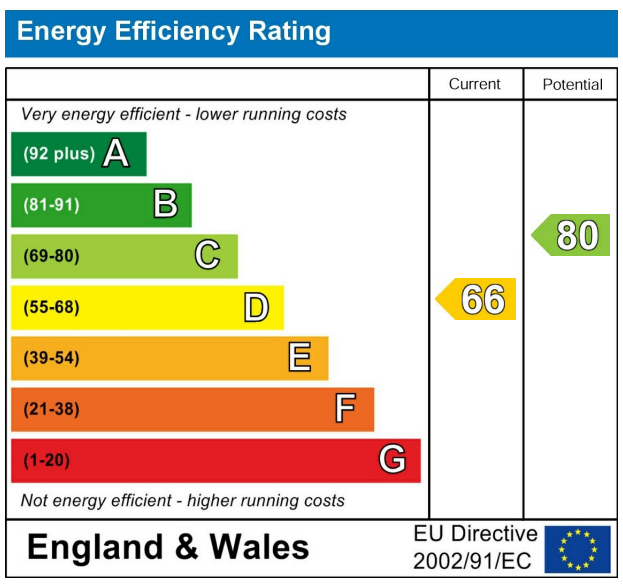
1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

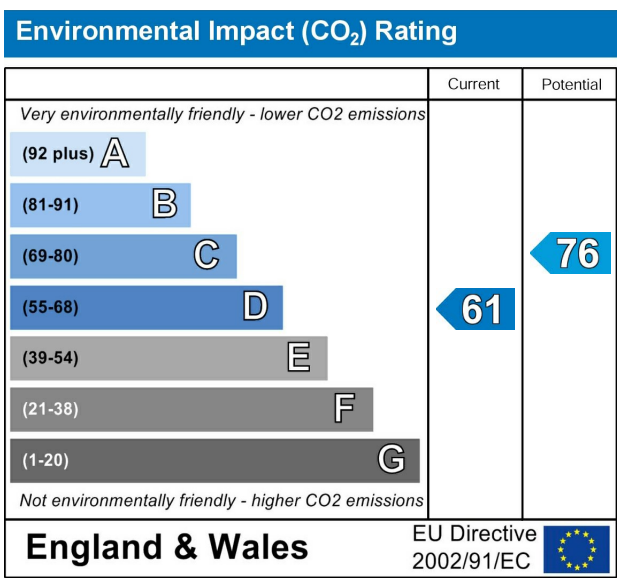


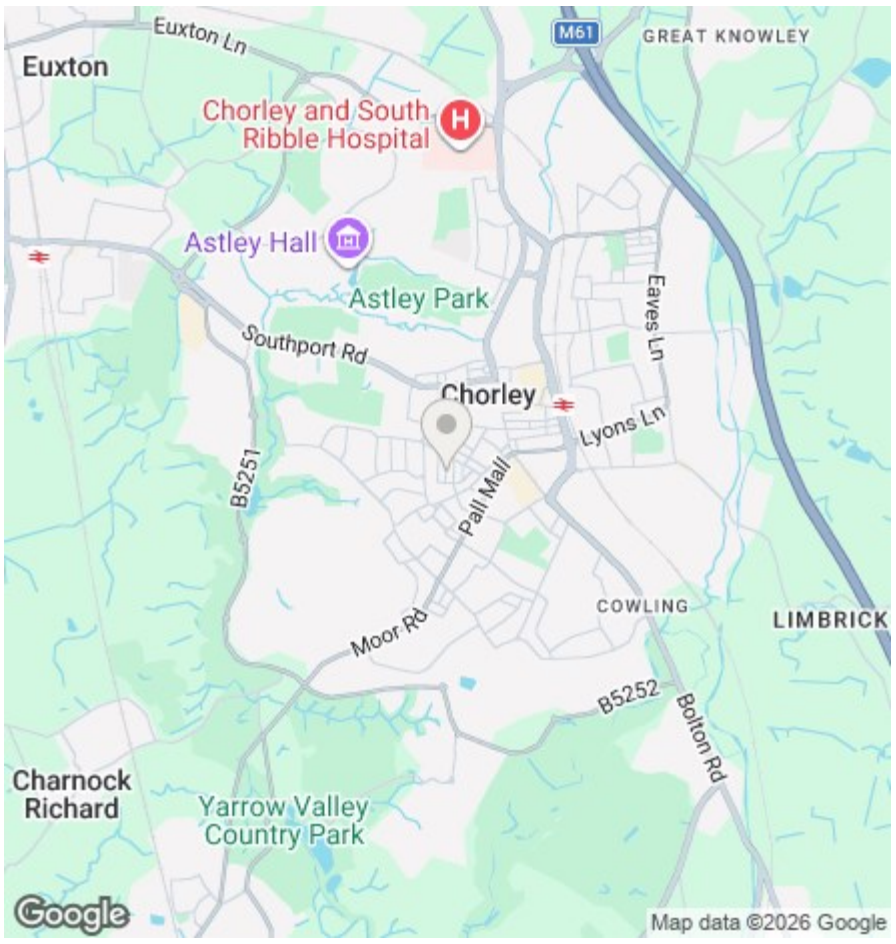
TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

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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