



Brindle Street, Chorley

Offers Over £179,995

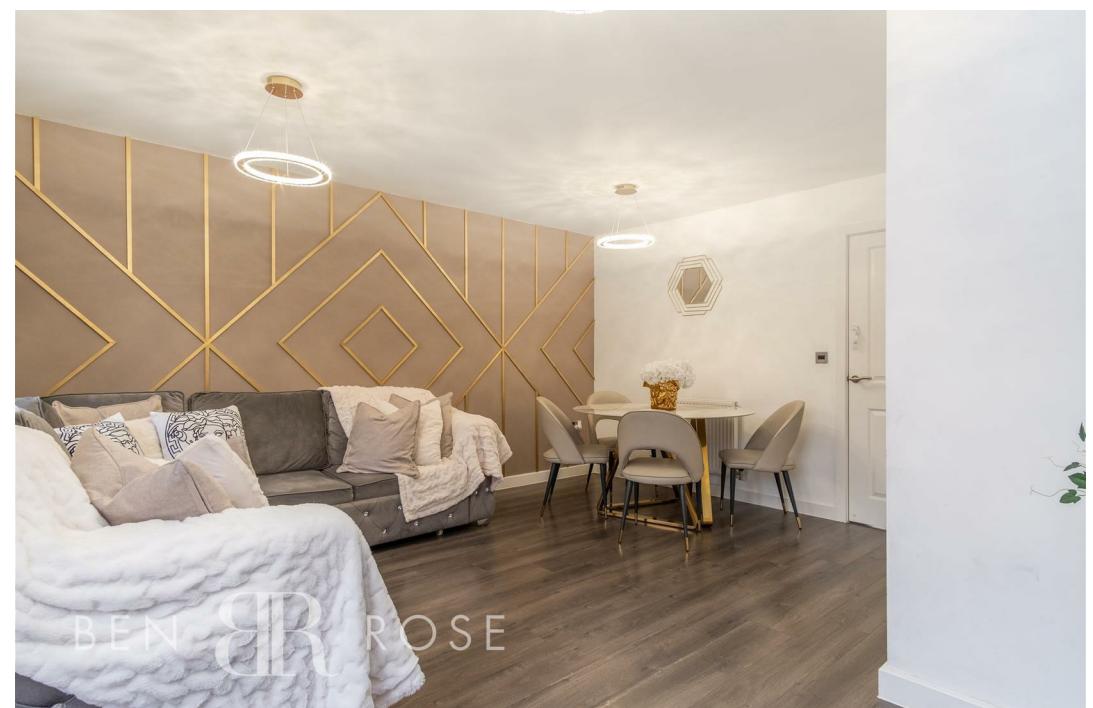
Nestled in a quiet residential enclave of Chorley, this impeccably maintained NO CHAIN three-bedroom semi-detached property offers a wonderful opportunity for a new chapter in family living. From its quiet surroundings to the seamless access to Chorley town centre, local schools, and excellent amenities, this home is perfectly positioned making commuting is easy with nearby train stations and the M6 and M61 motorways. Viewing at earliest convenience is recommended to avoid any potential disappointment.

The ground floor of this home boasts a well-designed layout, beginning with an inviting entrance hall that connects seamlessly to all ground floor rooms and the staircase. To the front, a convenient WC enhances practicality. The kitchen, with its modern design and integrated appliances, is a focal point, offering ample space for culinary endeavors and a cozy two-person breakfast bar. Moving towards the rear, the spacious lounge/diner beckons with a 3D feature wall and a soundproofed acupanel media wall, providing an ideal setting for family gatherings. You'll also find ample room for a large sofa set and dining able, along with access to the sizeable under stair storage and rear garden via a set of double doors.

Ascending to the first floor, you'll discover three bedrooms, two of which are generously proportioned doubles. The master bedroom is further enhanced by fitted wardrobes, offering both style and functionality. The modern three-piece family bathroom, complete with a bath and over-bath shower, caters to the practical needs of a growing household with a large storage cupboard on the landing ensuring that every inch of space is optimized for your convenience.

Moving outside, you'll find a carport with room for 3/4 cars. The rear garden, generously sized and shielded by tall fencing for added privacy, presents an ideal space for outdoor relaxation and entertaining. This home has been decorated to a high standard throughout, exuding a sense of warmth and modern elegance. Additional features include a boarded loft with a pull-down ladder, expanding your storage options. With its delightful blend of comfort, practicality, and style, this property offers a welcoming haven for a family seeking a new place to call home.











BEN & ROSE

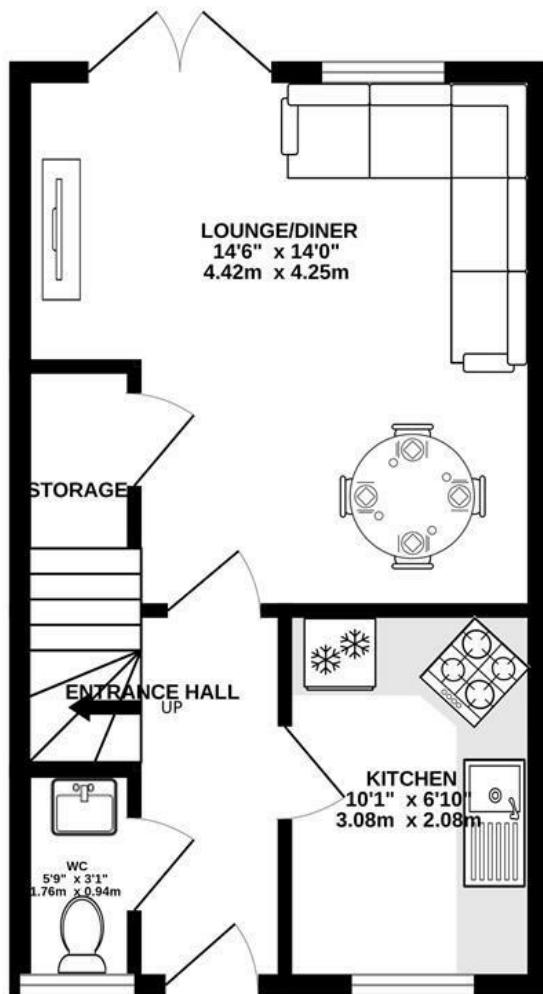


BEN & ROSE

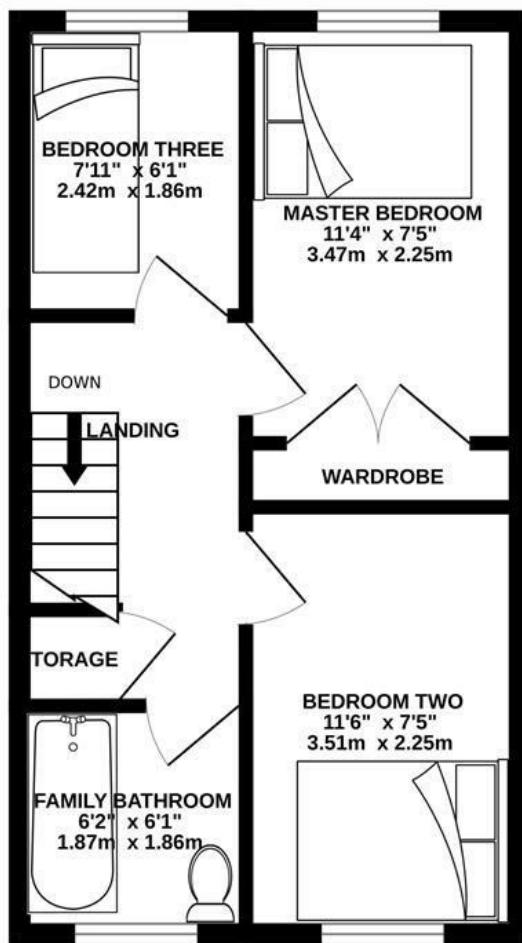


BEN ROSE

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(81-91)	B	
(69-80)	C	78
(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	

