



Harperley, Chorley

Offers Over £369,995

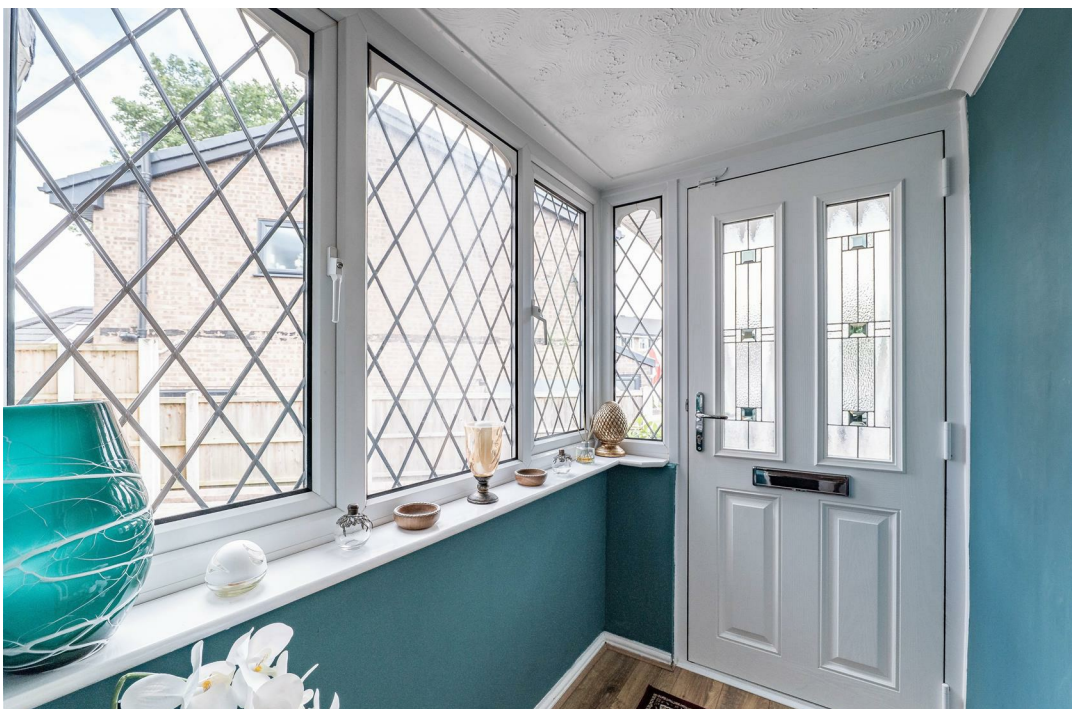
Ben Rose Estate Agents are pleased to present to market this beautifully extended four-bedroom detached family home, positioned within a peaceful cul-de-sac in a highly desirable area of Chorley. Offering generous and versatile living accommodation throughout, this superb home is ideal for growing families seeking both comfort and practicality. The property enjoys a convenient location just a short distance from Chorley town centre, where you'll find an excellent selection of shops, supermarkets, restaurants, pubs and highly regarded schools. Chorley railway station provides direct services to Preston and Manchester, whilst excellent bus routes connect to Preston, Blackburn and Wigan. The nearby M6 and M61 motorways also offer superb commuter links, with Preston and Leyland both easily accessible.

Stepping inside, you are welcomed by a bright entrance porch, with a versatile playroom situated just off to the side, perfect as a children's playroom or home office. Continuing through, the spacious lounge features an attractive fireplace, creating a cosy focal point, whilst French doors open onto the rear garden, filling the room with natural light. The adjoining dining room provides a fantastic space for family meals and entertaining, leading through to the impressive extended fitted kitchen at the rear, complete with an electric hob, integrated dishwasher, delightful garden views and direct access outside.

Upstairs, the generous master bedroom benefits from a modern en-suite shower room. There are two further well-proportioned double bedrooms, alongside a comfortable single bedroom ideal as a nursery, child's bedroom or study. Completing the first floor is a contemporary three-piece family bathroom.

Externally, the property offers a long driveway providing off-road parking for up to four vehicles, together with an integral garage. To the rear is a stunning south-facing landscaped garden, beautifully maintained with mature hedging, lawns, established shrubs and planting, a generous decking area and a charming brick-built BBQ, creating a wonderful setting for family life and outdoor entertaining. Combining spacious accommodation, an excellent location and fantastic outdoor space, this is a superb family home ready to be enjoyed.













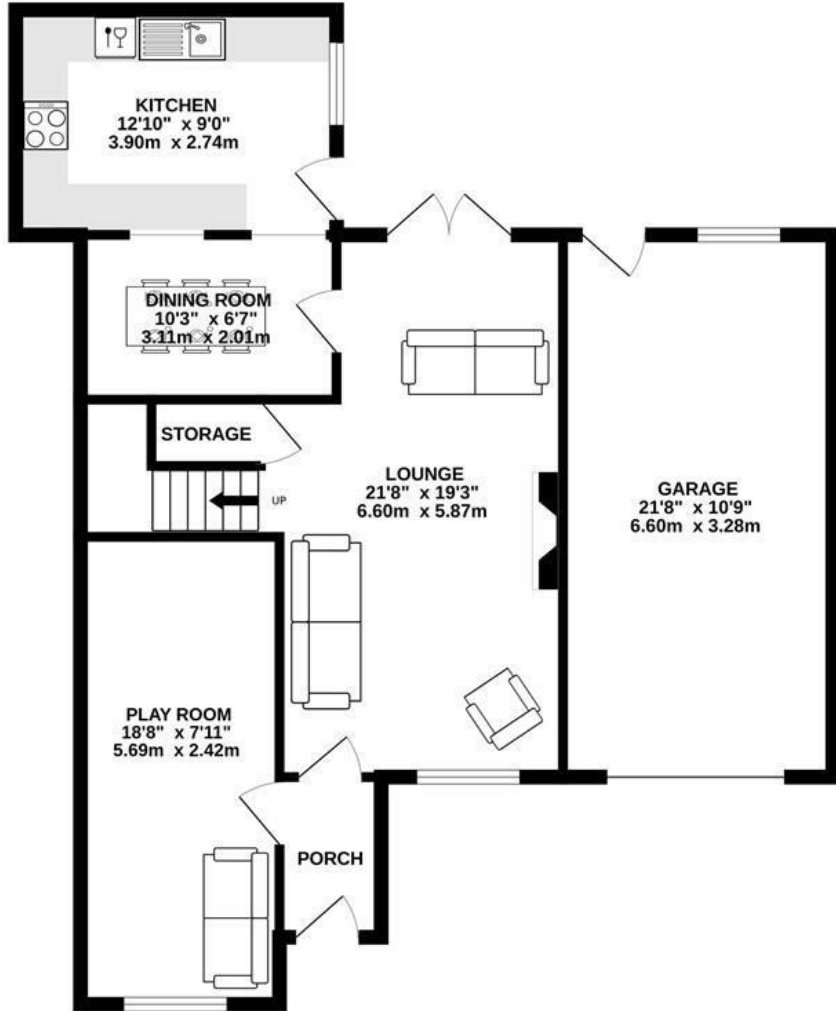




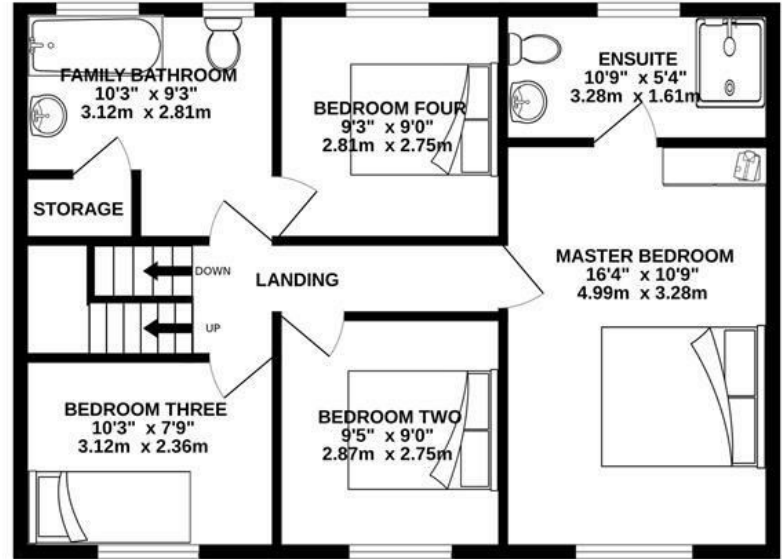




GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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		
(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	

Current: 73 | Potential: 78

Environmental Impact (CO₂) 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		
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