



## Studfold, Chorley

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, positioned within a quiet cul-de-sac location in the highly regarded area of Astley Village, Chorley, Lancashire. This attractive property has been thoughtfully renovated to a high standard on the ground floor and offers bright, modern living spaces that are ideal for family life. Astley Village is popular for its peaceful residential feel while remaining conveniently located close to Chorley town centre, a range of local shops, supermarkets, schools and leisure facilities. Excellent transport links are also nearby, with Chorley train station providing direct connections to Preston, Manchester and beyond, regular bus routes within the area, and easy access to the M61, M6 and M65 motorway networks, making it ideal for commuting across the North West.

Upon entering the property, you are welcomed into a bright and inviting entrance hall which provides access to the lounge and the staircase leading to the first floor. The lounge is tastefully finished in neutral tones and benefits from a large front-facing window that allows an abundance of natural light to pour in, creating a warm and airy living space with ample room for a full range of furniture. This space then flows seamlessly into the open-plan kitchen diner, which is undoubtedly one of the standout features of the home and has been renovated to an exceptional standard. The contemporary kitchen has been thoughtfully designed with both style and practicality in mind, featuring sleek cabinetry, generous worktop space and a full range of integrated appliances including a dishwasher, fridge, induction hob, oven and microwave. Completing the kitchen is an instant boiling water tap, a premium feature that adds both convenience and a sense of luxury to this high-quality, modern space.

A breakfast bar provides the perfect spot for casual dining, morning coffee or entertaining guests, while the dining area comfortably accommodates a family table. Double doors overlooking the rear garden flood the space with natural light, enhancing the bright and modern feel throughout the ground floor. The kitchen also benefits from a highly useful under-stairs storage cupboard, ideal for use as a pantry. From here, there is direct internal access to the substantial garage, offering excellent additional storage or potential for further conversion, and currently housing the washer and dryer.

To the first floor, the property continues to impress with a spacious landing that benefits from a window allowing natural light to fill the space, along with a handy storage cupboard. The master bedroom is generously sized and includes built-in storage, while the second bedroom is another comfortable double, also benefitting from built-in wardrobes. The third bedroom is a well proportioned single room, currently used as a dressing room, offering flexible accommodation for growing families or home working. Completing this level is a modern family bathroom, finished to a contemporary standard.

Externally, the property enjoys a well maintained rear garden featuring a generous lawn bordered by decorative stone, along with a decked seating area to the rear and an additional flagged patio area directly outside the house, offering multiple spaces for outdoor seating and entertaining. To the front, there is a neat and attractive garden with a lawn and established bushes, alongside a flagged driveway providing off-road parking for one vehicle, with additional on-street parking available nearby. The garage is accessed via a newly fitted electric door, further enhancing the convenience of the home. In conclusion, this is a bright, modern and move-in-ready family home, offering stylish living space, excellent natural light throughout and a desirable cul-de-sac location within Astley Village.





















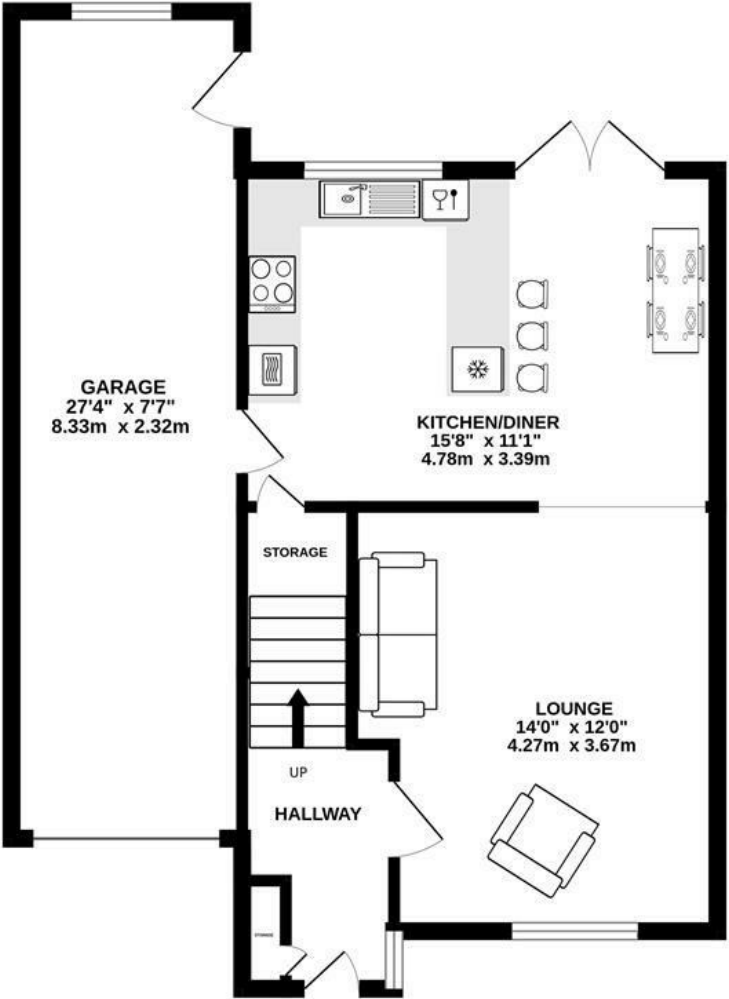




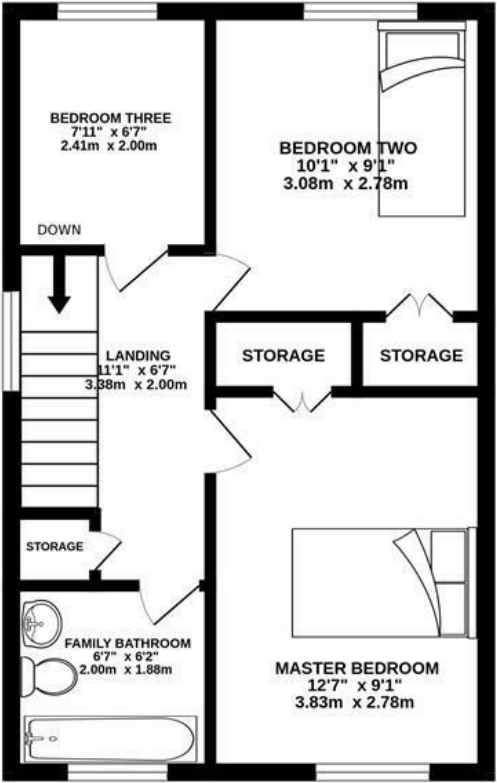


# BEN ROSE

GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

