



## Castle Drive, Chorley

**£240,000**

Ben Rose Estate Agents are pleased to present to market this detached bungalow, offering excellent potential and situated within a popular residential area of Adlington. Ideally suited to families or those looking to downsize, the property is within walking distance of Adlington centre, providing a range of local shops, supermarkets, cafés and everyday amenities. Chorley town centre is also close by, offering further retail, leisure and schooling options. For commuters, the location benefits from a local rail service, excellent bus links to Chorley and Wigan, and convenient access to the M6 and M61 motorways.

Stepping inside, the entrance hall provides access to all principal rooms, reflecting the practical layout typical of bungalow living. To the front of the property sits a spacious lounge, enhanced by a bay window that allows plenty of natural light to fill the room, creating a comfortable living space. Moving through, the kitchen and dining room offers ample space for modernisation, with potential to create a sociable kitchen-diner suited to everyday living and entertaining.

The accommodation continues with two well-proportioned double bedrooms, both offering flexibility for sleeping arrangements or alternative uses such as a home office or guest room. The master bedroom benefits from fitted wardrobes, providing useful storage. Completing the interior is a three-piece family bathroom, conveniently positioned to serve all rooms.

Externally, the property is set back behind a lawned front garden, with a generous driveway providing off-road parking for three to four vehicles, leading to an external garage. To the rear, a mature garden offers a peaceful outdoor space, featuring a paved seating area, well-kept lawns, established borders and mature trees. With scope to modernise throughout, this bungalow presents a fantastic opportunity to create a comfortable and personalised home in a desirable Adlington location.



















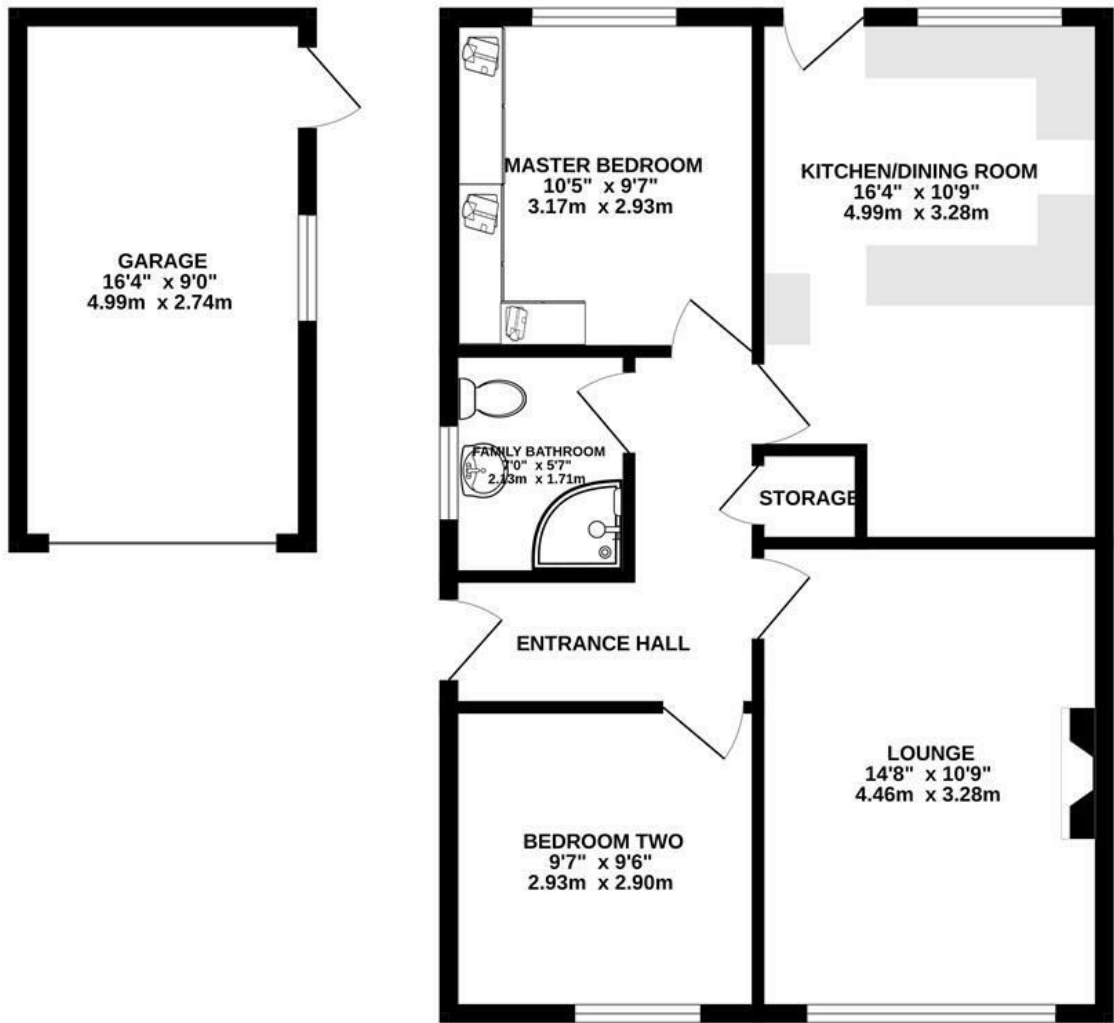









GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 