



## Kirkstall Road, Chorley

**Offers Over £299,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached bungalow, positioned on a generous corner plot in a highly desirable area of Chorley. Offering spacious and versatile accommodation throughout, this charming home is perfectly suited to families as well as those looking to downsize whilst still enjoying ample living space both inside and out. The property enjoys a convenient location within walking distance of Chorley town centre, where you will find a wide range of local shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent travel links are also close by, including rail services to Preston and Manchester, superb bus routes to Preston, Blackburn and Wigan, alongside easy access to the M6 and M61 motorways, making commuting simple and convenient.

Stepping into the home through the entrance porch, you are welcomed into a central hallway which provides access to all principal rooms. The spacious lounge is bright and inviting, benefitting from double doors to the front elevation which allow plenty of natural light to flood the room. The fitted kitchen/diner offers a practical and sociable layout with ample storage and worktop space, complete with an integrated five-ring gas hob and oven. A door leads through to the conservatory situated to the side of the property, providing an additional reception space with French doors opening directly onto the garden.

The bungalow continues to impress with three generously sized double bedrooms, all benefitting from fitted wardrobes. The master bedroom overlooks the rear garden, creating a peaceful and private setting, whilst the remaining bedrooms provide excellent flexibility for guests, family members or home office use. A modern three-piece shower room completes the internal accommodation.

Externally, the property is set back from the road and occupies a substantial corner plot with beautifully maintained wrap-around gardens to the front and side, featuring mature shrubs, plants and neat lawned areas. A block paved driveway to the side provides off-road parking for up to four vehicles and leads to an external garage. To the rear, the low-maintenance garden offers a large paved seating area ideal for relaxing or entertaining. Combining spacious living, excellent outdoor space and a prime location, this superb bungalow presents an exceptional opportunity for a wide range of buyers.





































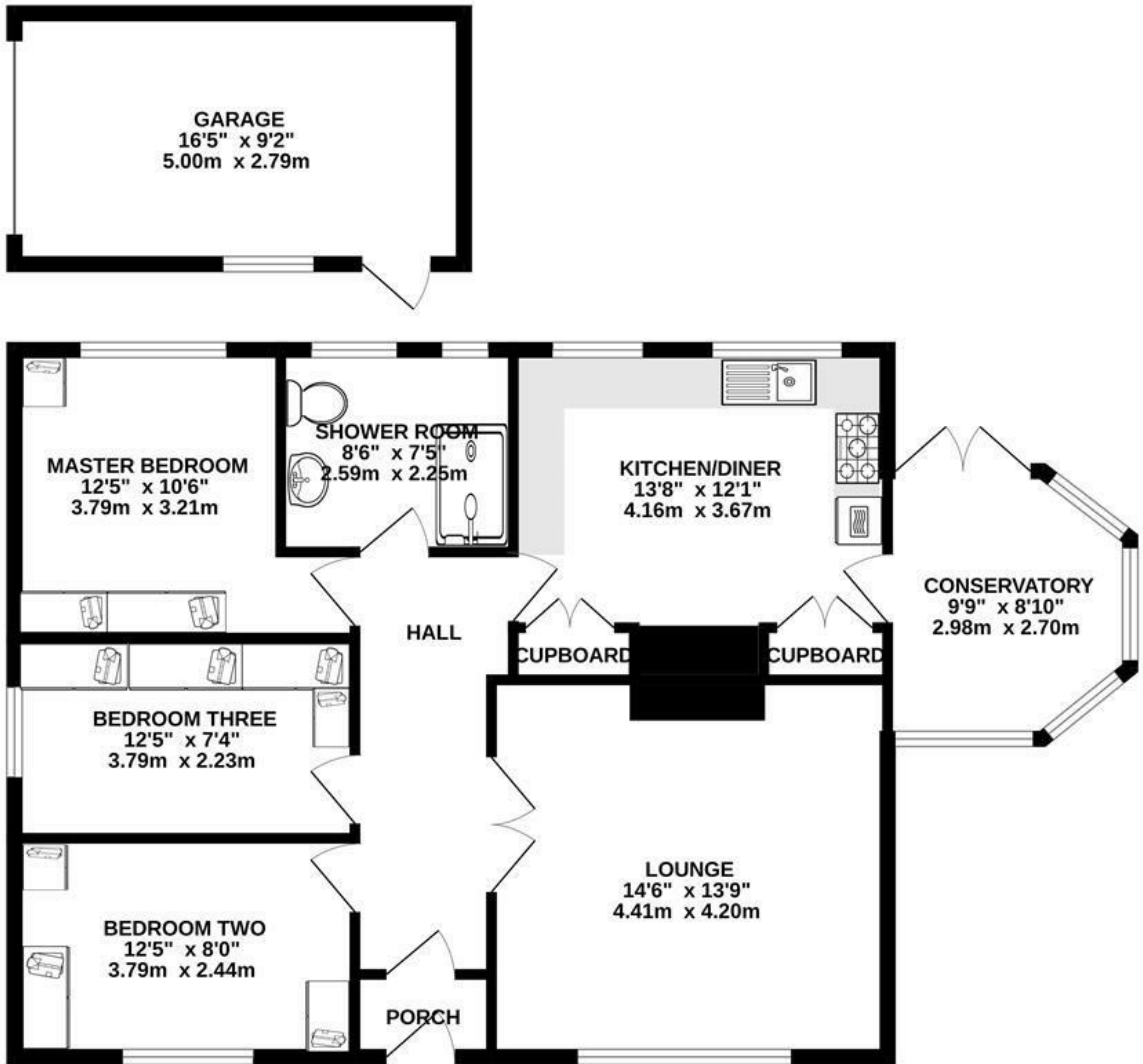






# BEN ROSE

GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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                                 |         | 82                                                                                                             |
| (81-91) B                                   |         |                                                                                                                |
| (69-80) C                                   |         |                                                                                                                |
| (55-68) D                                   | 62      |                                                                                                                |
| (39-54) E                                   |         |                                                                                                                |
| (21-38) F                                   |         |                                                                                                                |
| (1-20) G                                    |         |                                                                                                                |
| Not energy efficient - higher running costs |         |                                                                                                                |
| England & Wales                             |         | EU Directive<br>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  |

