



## Walgarth Drive, Chorley

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market the opportunity to acquire this two bedroom bungalow, in a sought after residential area of Chorley. This would be an ideal home for a couple or first time buyer looking to get onto the property ladder. It is only short Drive to Chorley town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby train station and the M6 and M61 motorways.

Upon entering the property you're greeted with an entrance hall. On the right you will find the spacious lounge with an original feature fireplace and a large window allowing for ample light throughout the day. From here you can enter a second hallway which consists of access to the three piece family bathroom. Moving back through you will find the master and second bedroom and are both large enough to fit double beds. The generously sized conservatory is found via bedroom two and offers an additional reception area overlooking the garden.

Back towards the front of the property you'll find the kitchen. There is plenty of storage to be found here, and access to both the side of the property and the separate dining room to the front of the home.

To the front of the property you will find a gated driveway that can fit up to three cars with the added bonus of a leading up to a garage. To the rear is a secluded garden receiving plenty of sunlight throughout the day and is primarily lawned throughout with a patio area.

All room dimensions are available on the floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.





















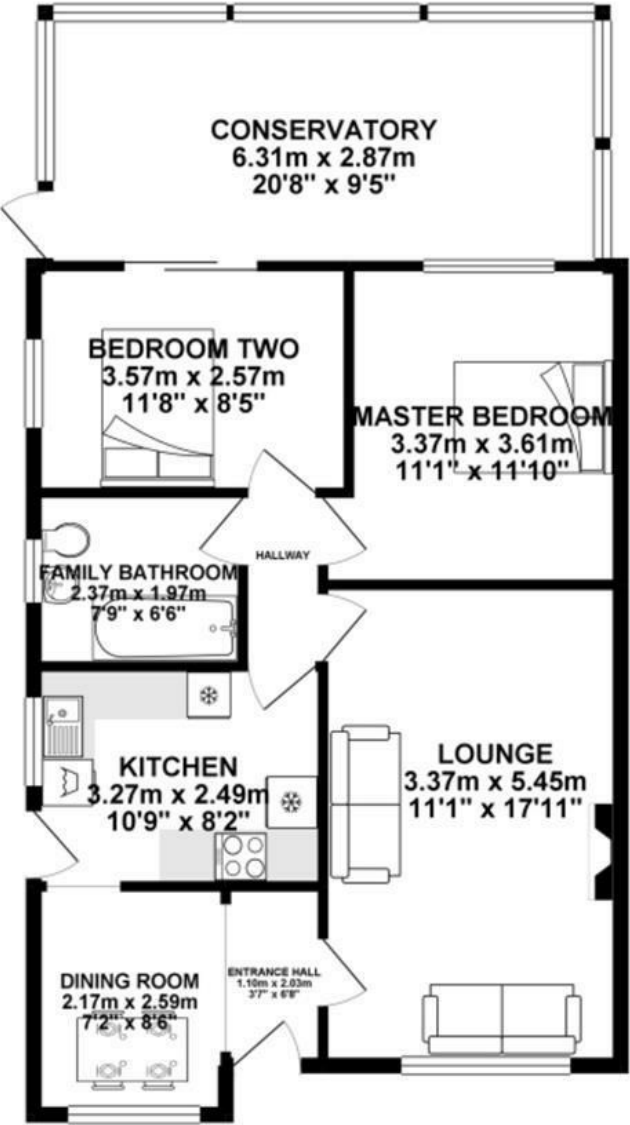






# BEN ROSE

GROUND FLOOR 79.53 sq. m.  
( 856.03 sq. ft. )



TOTAL FLOOR AREA : 79.53 sq. m. ( 856.03 sq. ft. ) 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.  
Made with Metrepx ©2023



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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <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 