



Sampson Close, Chorley

Offers Over £229,995

Ben Rose Estate Agents are delighted to present to the market this well-presented three-bedroom semi-detached home, situated in the highly sought-after location of Birkacre Park. Perfect for couples or families, the property offers close proximity to excellent local schools, shops, and amenities, and is within commuting distance of major North West towns and cities via the nearby M6 and M61 motorways. Chorley town centre is also just a short distance away.

Internally, the property briefly comprises a welcoming entrance hall, where you will also find access to a convenient WC. Moving through, you enter the spacious front lounge, which features an open staircase to the upper level and a large window overlooking the front aspect. Continuing through the lounge, you will find the open-plan kitchen/dining room. The contemporary fitted kitchen offers ample storage and includes integrated appliances including a fridge, freezer, oven, and hob. The dining area provides plenty of space for a family dining table and benefits from double patio doors leading out to the rear garden.

Moving upstairs, the property offers three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, the front of the property benefits from two allocated parking bays. To the rear, there is a generously sized garden offering a good degree of privacy, laid with attractive Indian stone paving for low maintenance and ideal for outdoor seating. The garden also features a useful storage shed and a summer house, which is equipped with power and electricity.

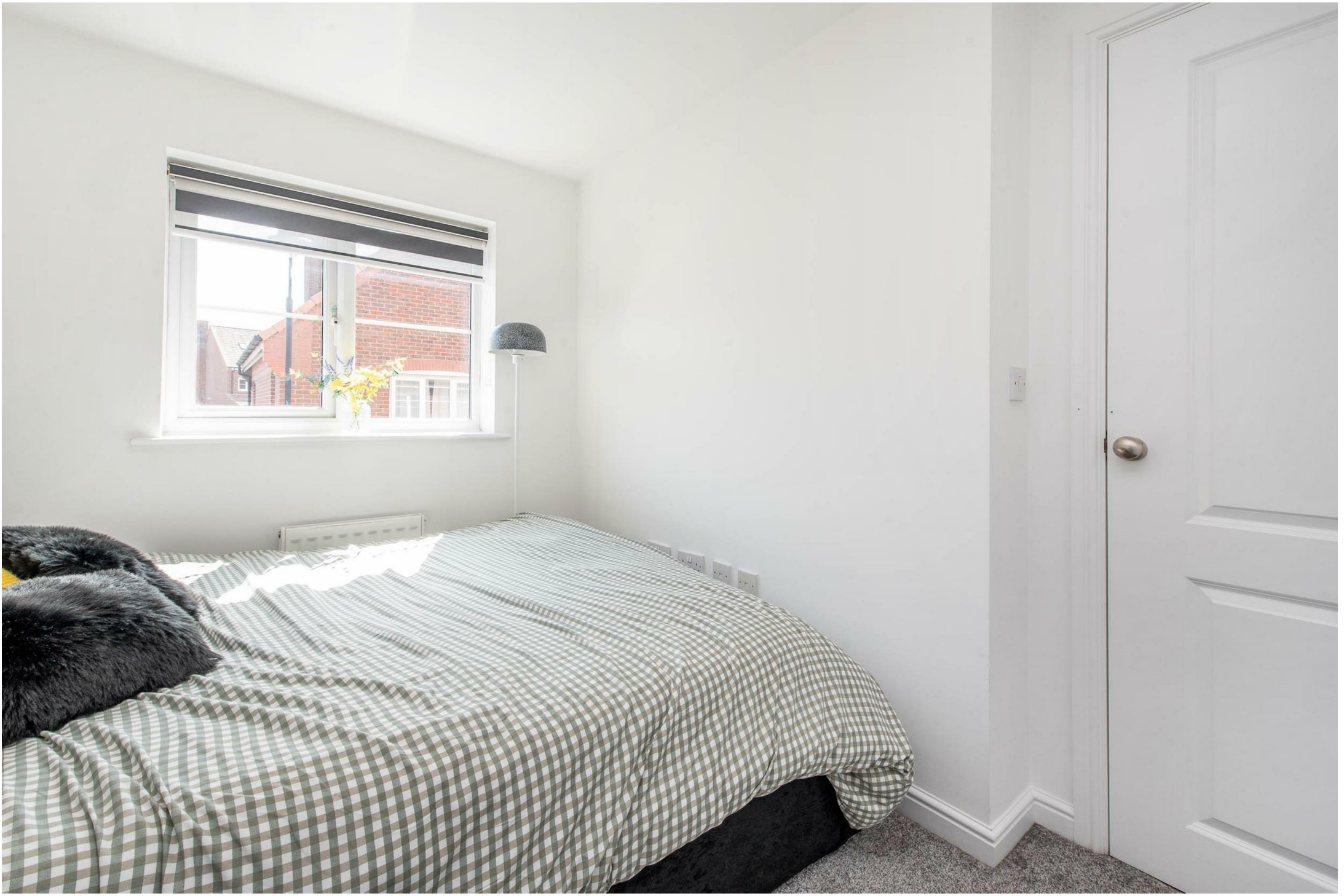
Early viewing is highly recommended to avoid any potential disappointment.







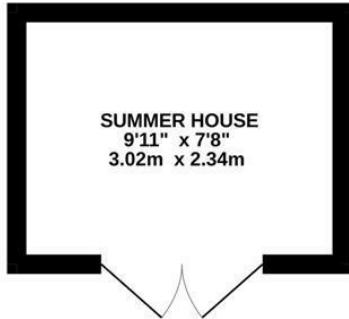
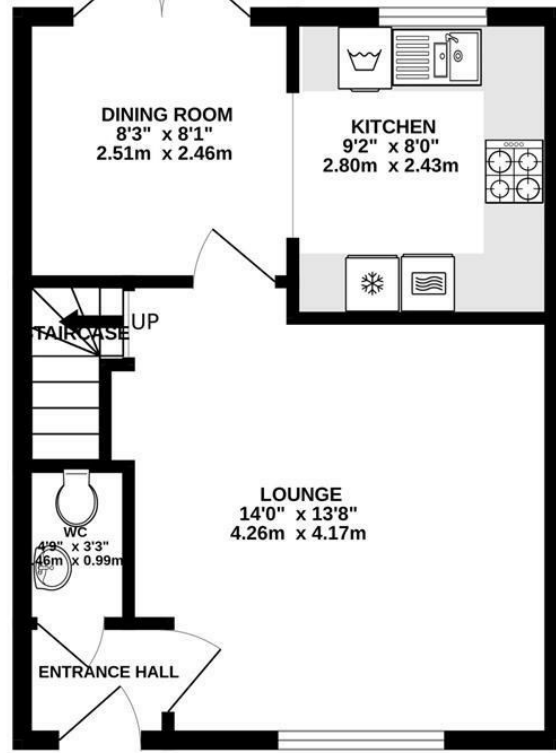




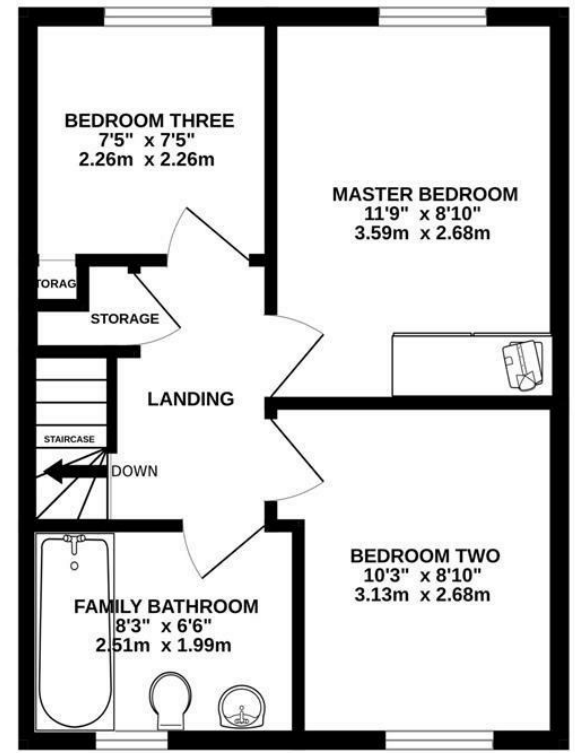


BEN ROSE

GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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			90
(81-91) B			
(69-80) C		79	
(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	

Environmental Impact (CO ₂) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

