



## Bracken Close, Chorley

**Offers Over £254,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached property in a popular residential area of Chorley. Being presented with NO ONWARDS CHAIN and nestled on a quiet estate, the home is conveniently close to Chorley Town Centre, offering superb local schools, supermarkets, and amenities just a few minutes' drive away. Excellent travel links are provided by nearby Chorley train station and the M6 and M61 motorways.

Internally, the property features a welcoming vestibule with a conveniently situated WC and access to the lounge. The spacious lounge boasts a front-facing bay window, allowing plenty of natural light, and hosts the stairs leading to the upper level with storage beneath. Moving through, you'll enter the modern kitchen/diner, equipped with integrated appliances, including an oven, hob, and dishwasher, with ample space for freestanding appliances. The kitchen/diner seamlessly flows through to the conservatory at the rear of the property. This generous conservatory serves as an ideal second sitting area or dining room, featuring underfloor heating and providing access to the garden through double glass patio doors.

Heading upstairs, you'll find three well-proportioned bedrooms, with the master benefiting from a three-piece ensuite shower room. Additional storage is available on the landing, and the three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property features a low-maintenance driveway leading to the single garage, offering parking space for multiple vehicles. To the rear, a lovely secluded garden space includes both lawn and patio areas.















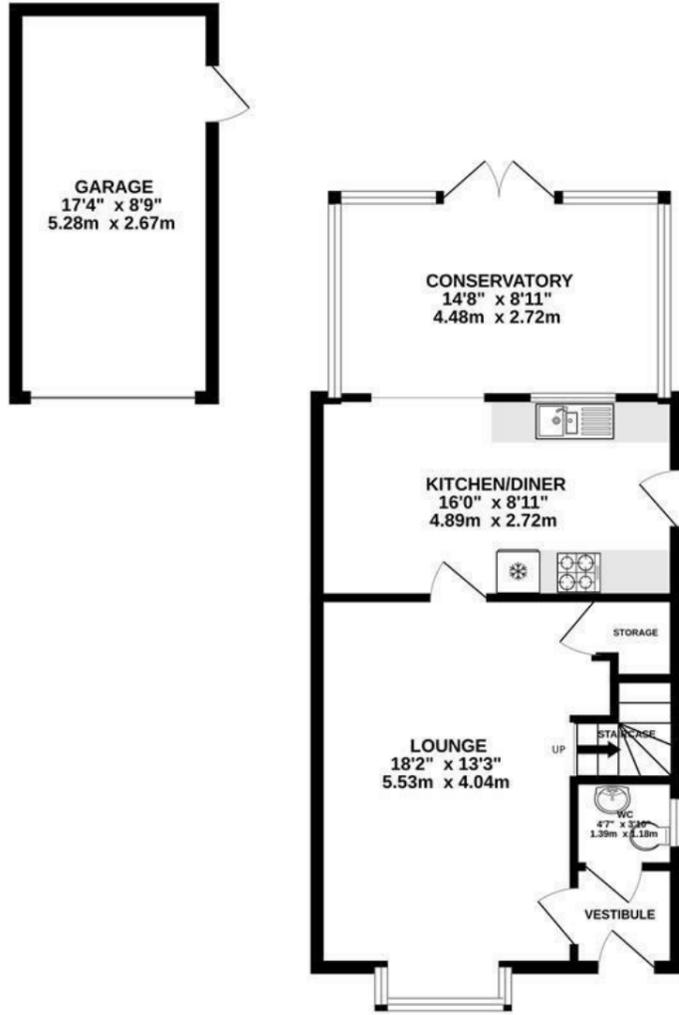




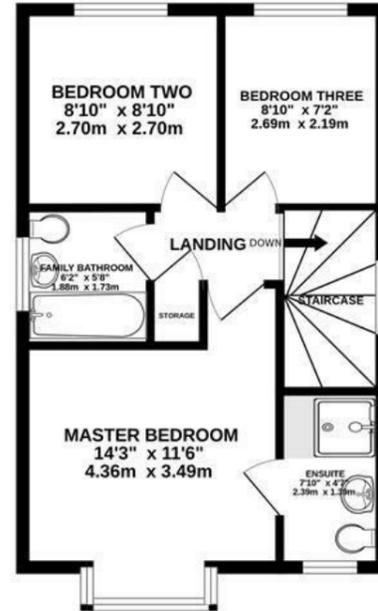


# BEN ROSE

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

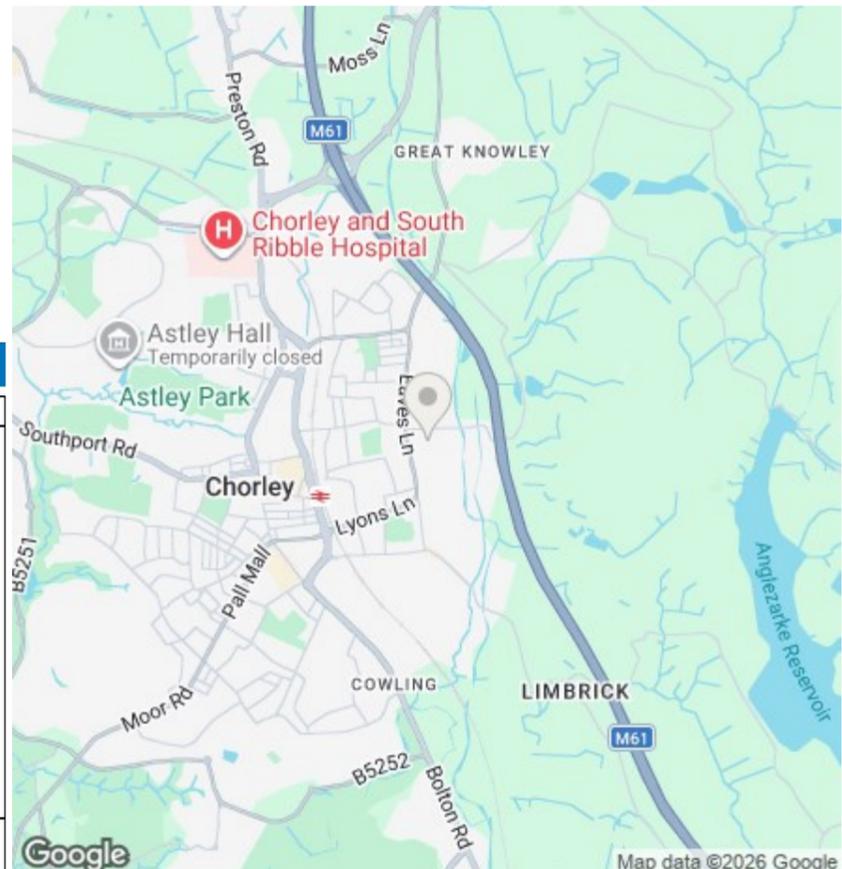


TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.

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		
	71	82
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	