



## Gloucester Road, Chorley

**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom end terrace home situated in a popular residential area of Chorley. This property offers generous internal space and is well suited to families or those looking to take their first step onto the property ladder. Conveniently located, the home benefits from easy access to a range of local amenities including supermarkets, schools, parks, and leisure facilities. Chorley town centre is just a short distance away, offering a wider selection of shops, cafés, and restaurants. Excellent travel links are also close by, with nearby rail services from Chorley Railway Station providing direct routes to surrounding areas including Preston and Manchester. The property is also well placed for commuters with convenient access to the M61 motorway and M6 motorway.

Upon entering the home, you are welcomed into a vestibule which provides access to the staircase leading to the first floor as well as entry into the spacious lounge. The lounge is a bright and comfortable living space, benefitting from windows to both the front and rear aspects that allow plenty of natural light to flow through, alongside a feature fireplace that creates a focal point for the room. Moving through the property, you will find the kitchen which offers ample space for appliances and storage. Adjacent to the kitchen is a useful utility room, providing additional practicality for everyday family living. The ground floor also benefits from several handy storage spaces.

Heading upstairs, the landing leads to three well-proportioned bedrooms, making this an ideal layout for families. The master bedroom benefits from built-in storage, helping to maximise the available floor space. The remaining bedrooms are both a good size and could easily be utilised as children's rooms, guest accommodation, or even a home office if required. Completing the first floor is the family bathroom, along with the added convenience of a separate WC.

Externally, the property offers pleasant outdoor spaces to both the front and rear. To the front, there is a lawned garden accompanied by mature trees running down one side, creating a sense of privacy, along with a paved walkway leading to the entrance of the home. To the rear, the property features a spacious paved yard which provides a low-maintenance outdoor area ideal for seating or entertaining. The space also benefits from flower beds, a useful storage shed, and secure fencing. This charming home combines generous living space with a convenient location, making it a fantastic opportunity for families seeking a well-positioned property in Chorley.





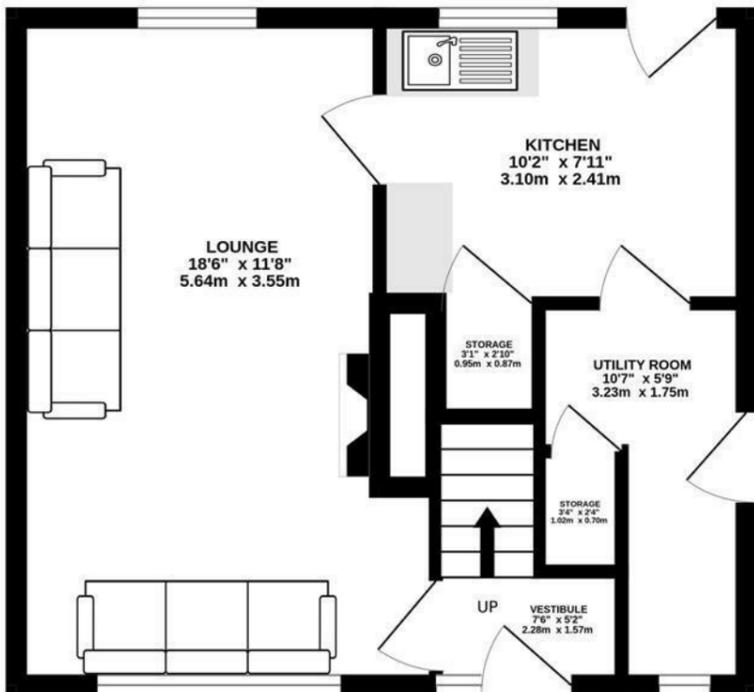




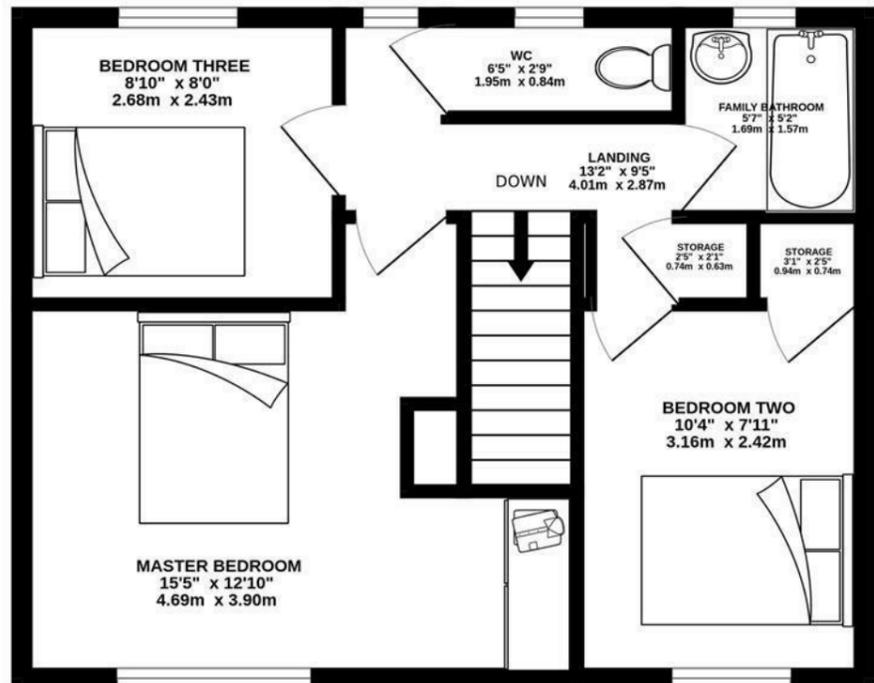




GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

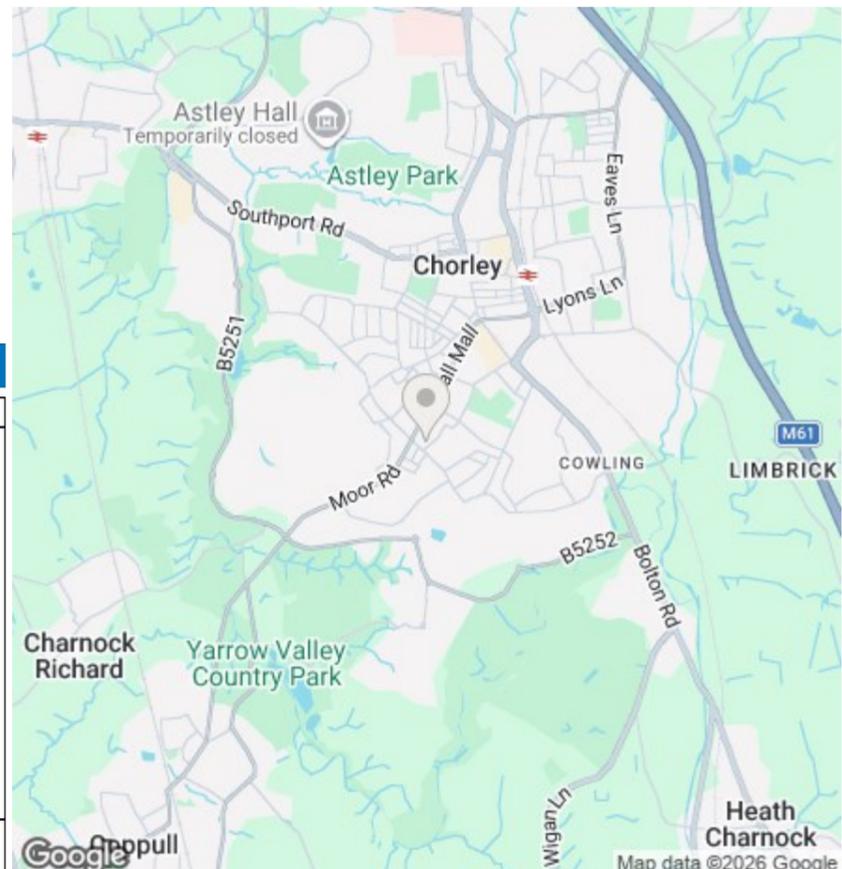


TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

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			
<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		