



Woodmancote, Chorley

Offers Over £319,995

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom bungalow, situated on a quiet cul-de-sac in the highly sought-after area of Astley Village, Chorley. Offering the convenience of single-storey living, the property is ideally positioned just a short walk from Astley Park, providing direct access to beautiful green space. Local shops and amenities are easily accessible via Euxton and Chorley town centre, both just a five-minute drive away. The home also benefits from excellent travel links, with nearby bus routes and convenient access to the M6, M61, and M65 motorways, making it an ideal choice for commuters.

Stepping into the property, you will find yourself in the welcoming entrance hallway which provides access to the majority of rooms. On the left, you will enter the spacious lounge which features a central fireplace and a large window overlooking the front aspect. From here, you will move through into the dining room, previously utilised as a home office. This versatile space offers ample room for a family dining table and flows seamlessly into the kitchen. The modern kitchen provides ample storage along with space for freestanding appliances and also offers access back through to the entrance hallway. Off the dining room, you will find the bright and airy conservatory to the rear. This generous space was rebuilt in 2010 and features upgraded Pilkington self-cleaning glass, designed to reflect heat during warmer weather, along with underfloor heating. It provides excellent additional living accommodation and benefits from a side access door and double patio doors opening onto the rear garden. Completing the internal layout are three well-proportioned bedrooms and a contemporary four-piece family bathroom with jacuzzi bath.

Externally, the property benefits from a sizeable driveway to the front providing off-road parking for multiple vehicles and leading to the attached single garage. The garage is equipped with power and lighting and features an electric up-and-over door to the front with a single access door to the rear garden.

The rear garden is generously sized and well maintained, consisting of a lawn with stone and flagged patio areas. A convenient garden shed provides additional external storage.

The home also benefits from a newly installed combi boiler fitted in December 2024, with the entire heating system fully flushed and refilled with corrosion protection. Carpets to the lounge, hallway and office were laid in 2021. All curtains, blinds and light fittings are included within the sale. The kitchen appliances, as pictured, can also be included if required by the purchaser or removed upon request, all of which are in full working order.

Early viewing is highly recommended to avoid potential disappointment.

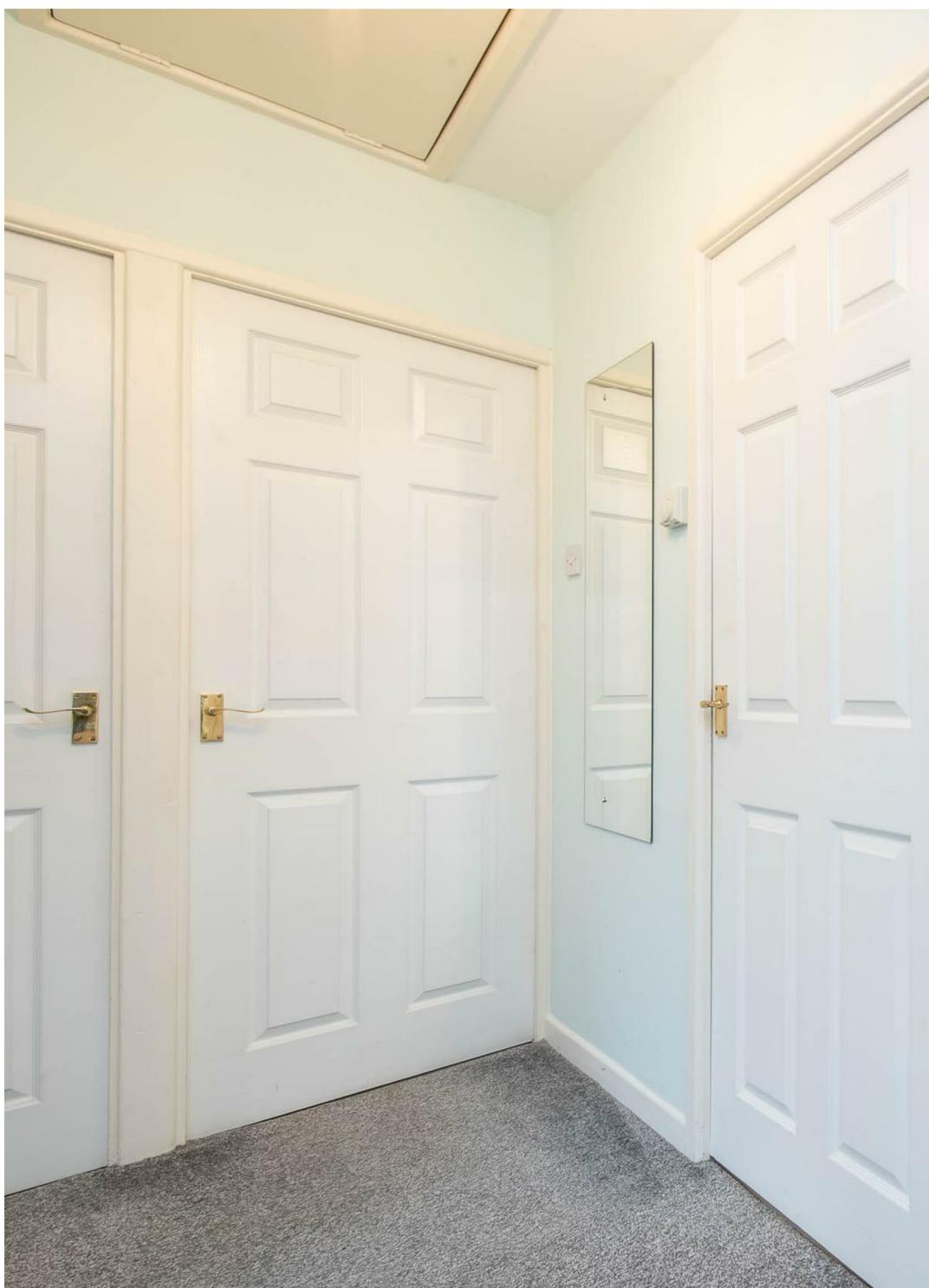






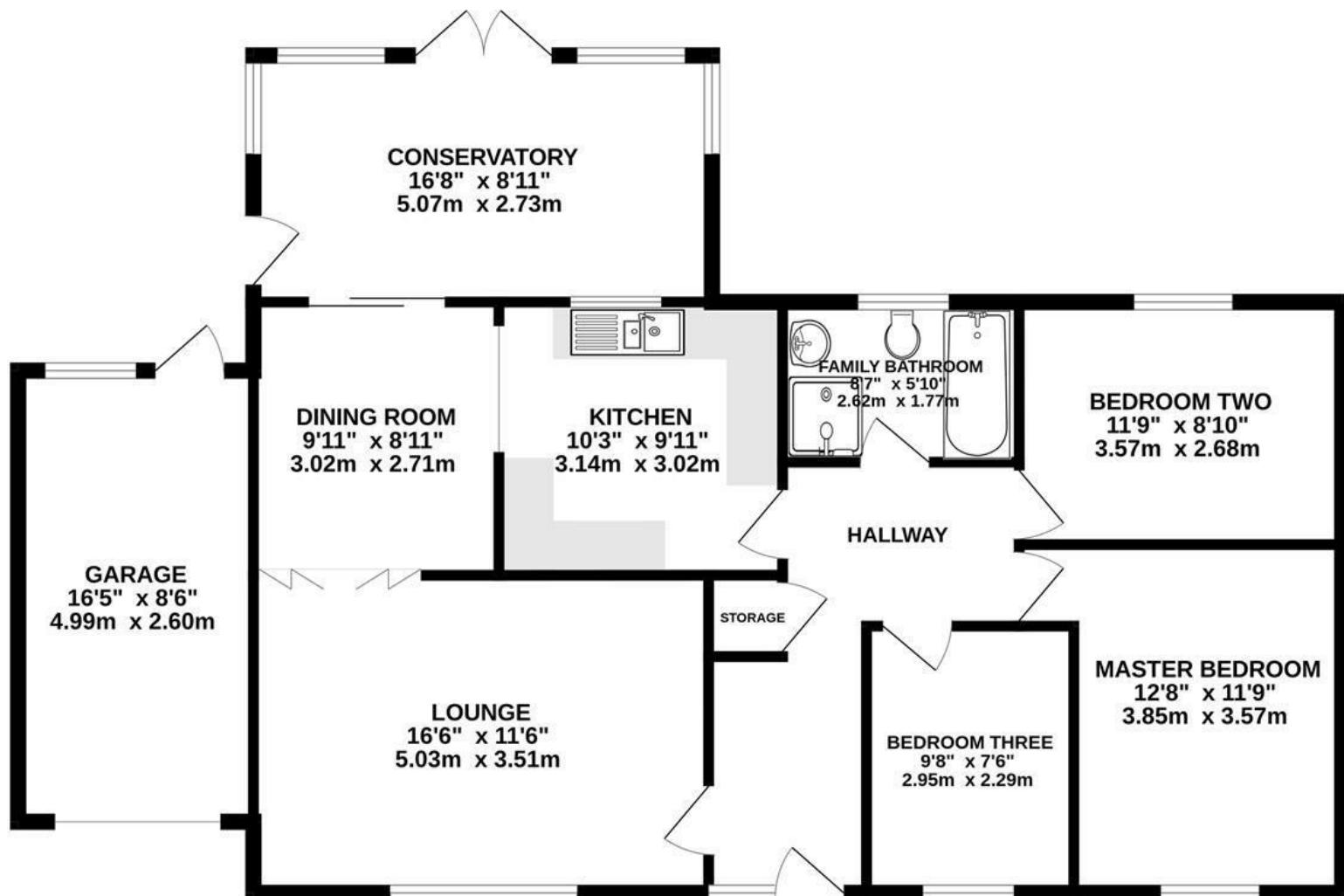






GROUND FLOOR

1136 sq.ft. (105.5 sq.m.) approx.

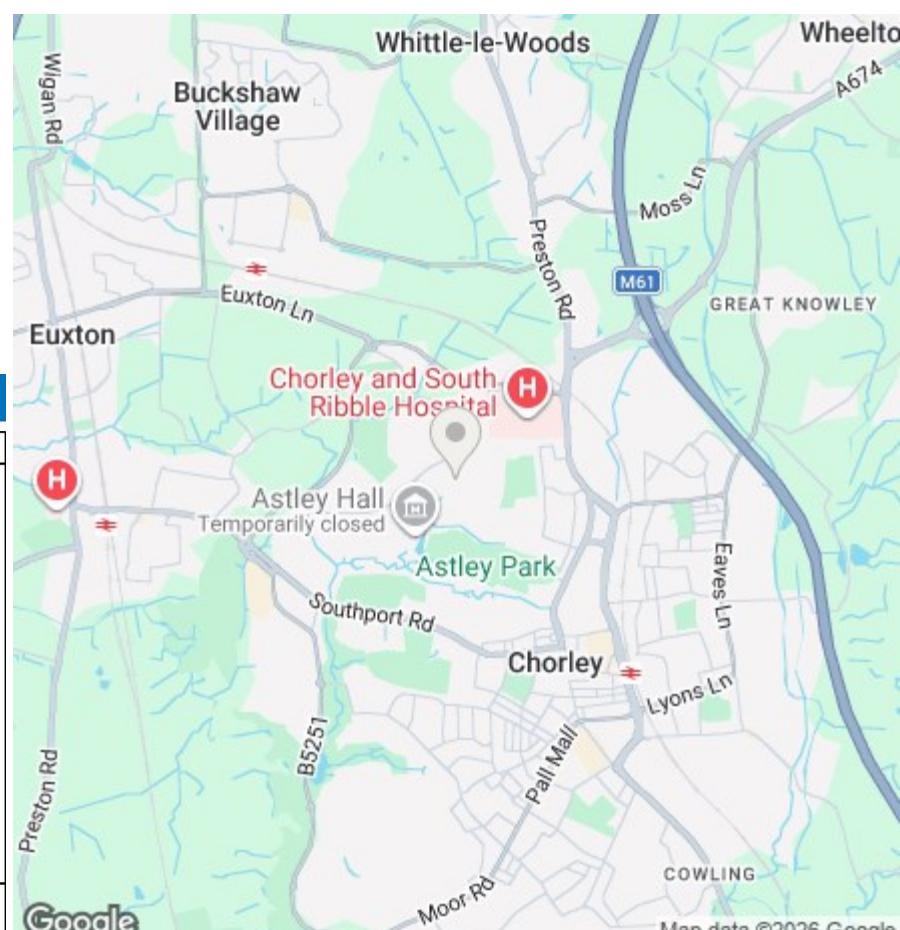


TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

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.



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		
(81-91)	B		
(69-80)	C		
(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		