



## **Rotherwick Avenue, Chorley**

**Offers Over £229,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached home, located in a highly sought-after residential area of Chorley. The property is conveniently situated within walking distance of Chorley town centre, offering excellent access to local shops, schools, and amenities, along with superb travel links to nearby towns and cities via the M6 and M61 motorways. The home is presented with no onward chain and while it would benefit from some modernisation, it presents an excellent opportunity for buyers to update and personalize to their own taste.

Stepping into the property through the porch, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the left, you will find the spacious lounge featuring a central fireplace and a large bay window overlooking the front aspect. Moving through, you will enter the kitchen, which offers ample storage, space, integrated fridge and washing machine as well as convenient access to the understairs storage and integral access to the attached garage.

Off the kitchen is the generously sized dining room, offering plenty of space for a large family dining table or the flexibility to be used as a main lounge, complete with a central fireplace and a beautiful bay window overlooking the garden.

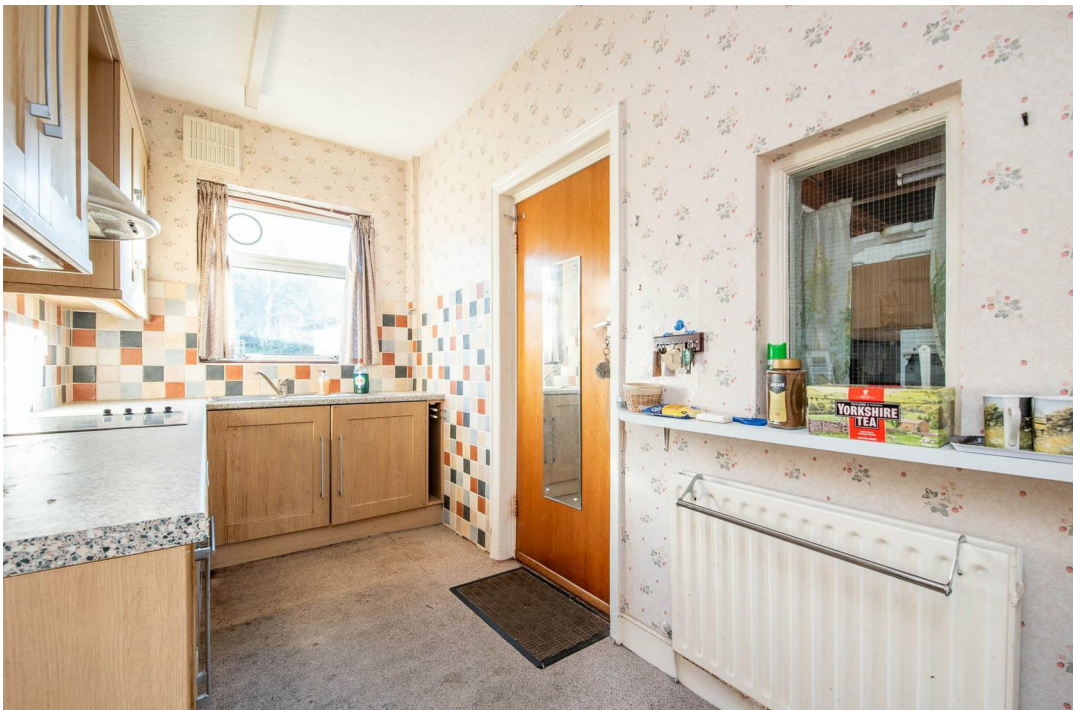
Moving upstairs, you will find three well-proportioned bedrooms, with the master and bedroom two benefiting from fitted storage. A modern three-piece shower room completes this level.

Externally, the front of the property features a lawned garden and a private driveway providing off-road parking for multiple vehicles, leading to the attached garage. The garage is equipped with power and lighting and also includes a convenient WC.

To the rear is an impressively sized garden with a lawn, flagged patio, and storage shed. While it would benefit from some improvement, it offers excellent potential to be transformed into a fantastic outdoor space.

Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.







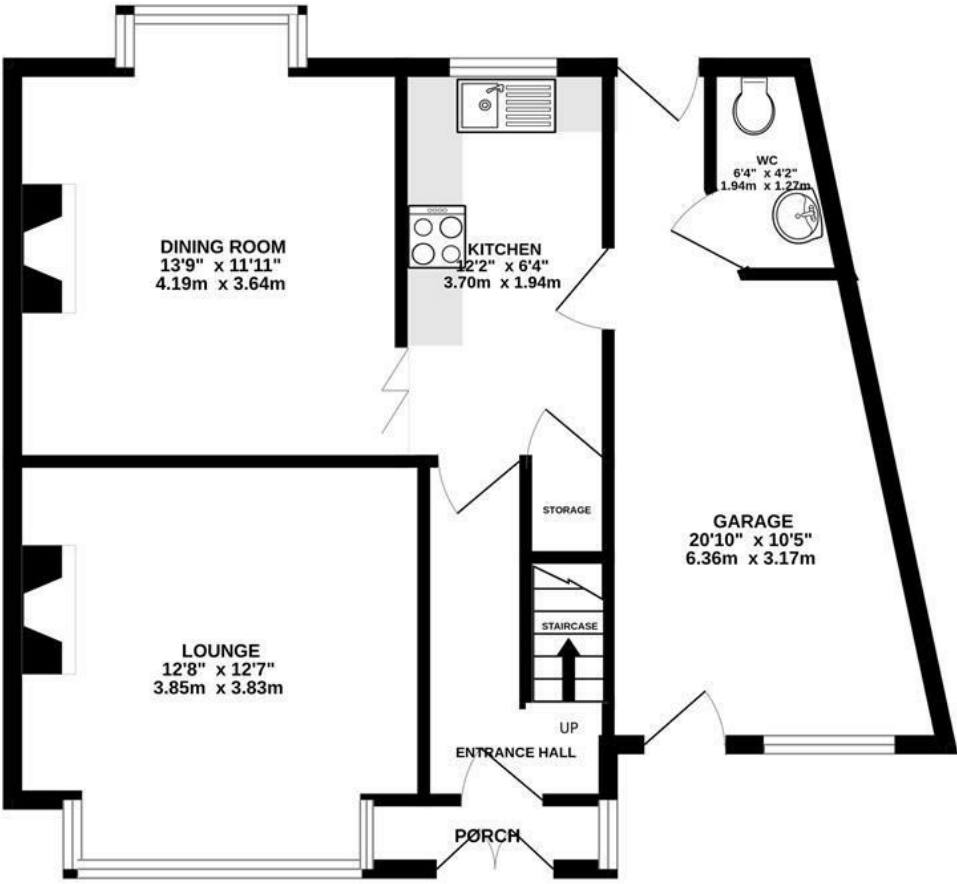




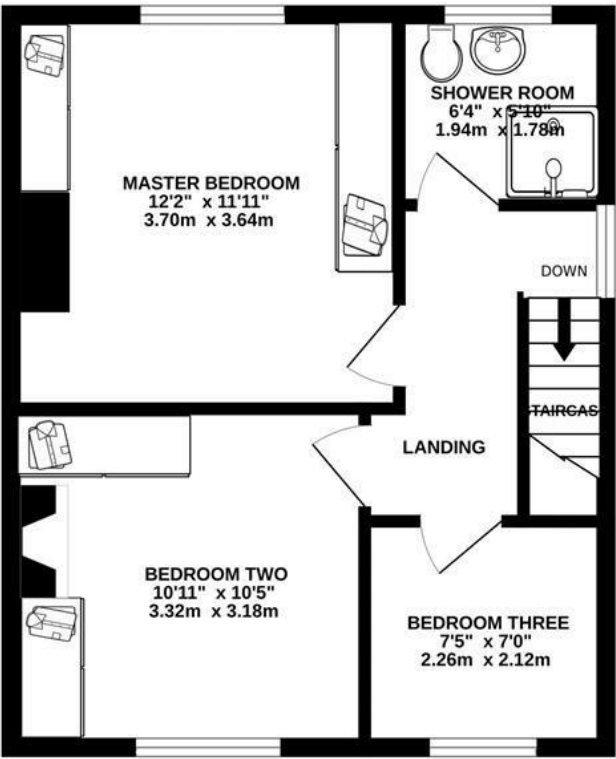


# BEN ROSE

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             |           |
| (55-68) D                                   |                                                                                                             |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 55                                                                                                          | 75        |
| 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  |           |

