



## Dukes Park Drive, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end terrace, ideal for couples and families seeking a comfortable home in a well-connected and popular residential area of Chorley. Offering well-proportioned accommodation with a modern finish throughout, this property combines practical living with a warm and inviting atmosphere. Situated close to a range of local amenities, residents can enjoy easy access to shops, supermarkets, schools and leisure facilities, while nearby parks and countryside walks provide excellent outdoor opportunities. Chorley town centre is just a five minute walk away, offering a wider selection of dining and retail options, with excellent travel links including nearby bus routes, train stations such as Chorley being a ten minute walk providing direct services to Manchester and Preston, and convenient access to the M61 and M6 motorways for commuting further afield.

Entering the home, you are welcomed into the hallway which provides access to all ground floor rooms. The modern kitchen is well-presented and offers a practical layout with ample worktop and storage space, making it ideal for everyday cooking. A useful ground floor WC adds extra convenience for guests and family living. Moving through, the spacious lounge provides a comfortable and versatile living area, flooded with natural light and offering direct access out onto the garden, creating an ideal setting for relaxing or entertaining.

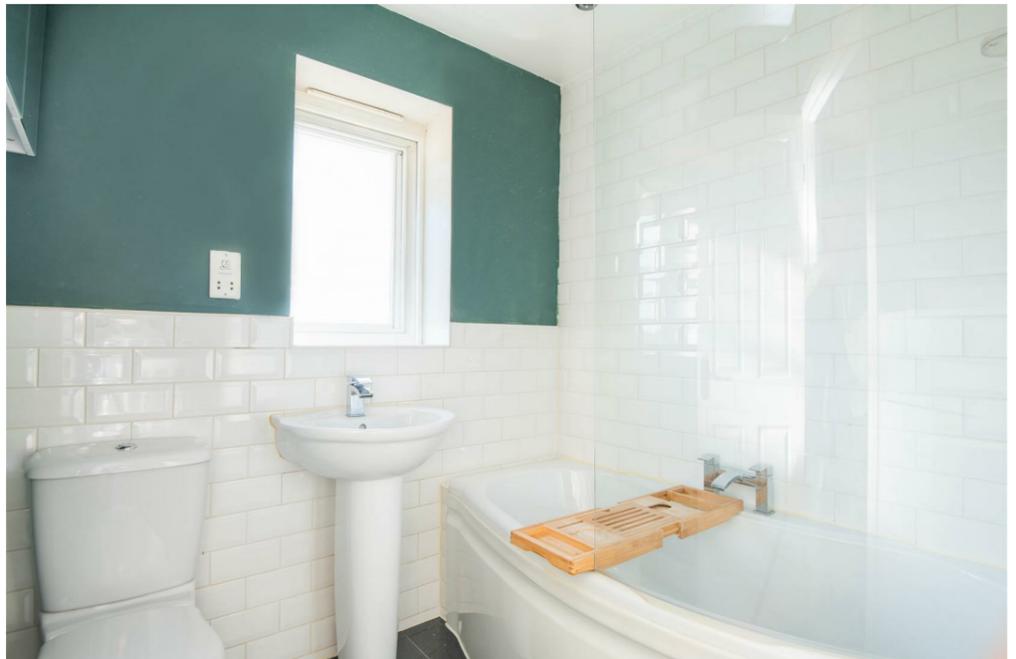
Heading upstairs, the landing leads to two generously sized double bedrooms, both offering ample space for furnishings. The master bedroom is particularly impressive in size, providing a peaceful retreat with plenty of room for additional storage. Completing the first floor is a modern family bathroom, finished to a good standard and designed to meet the needs of both growing families and visiting guests.

Externally, the front of the property boasts a small lawn and attractive flower beds that create a welcoming first impression. To the rear, two off road parking spaces and an enclosed garden features a lawned area along with space for outdoor seating, making it perfect for enjoying the warmer months, family gatherings or simply relaxing in a private setting. An additional side garden, again with a lawn and fencing offers ample outdoor space and potential to really make it your own.

Offering a well-balanced layout, modern interiors and a convenient location, this lovely home presents an excellent opportunity for buyers looking for comfortable and easy-to-maintain living in the heart of Chorley.









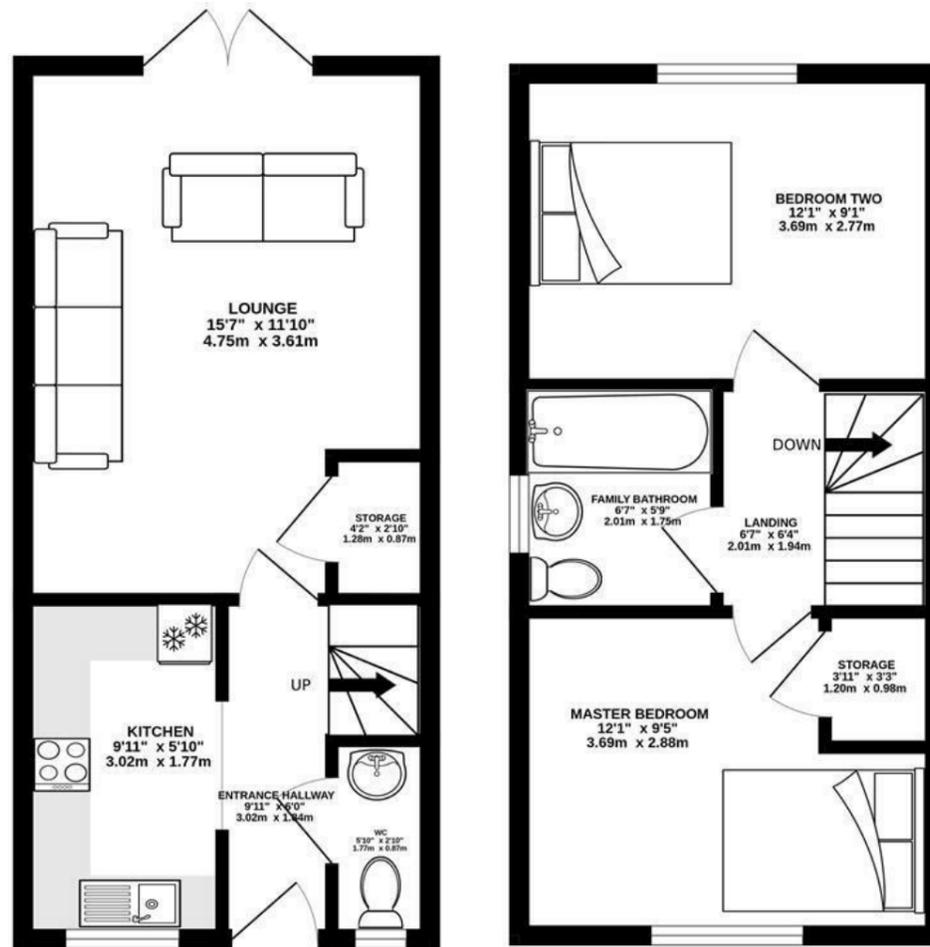




# BEN ROSE

GROUND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR  
304 sq.ft. (28.3 sq.m.) approx.

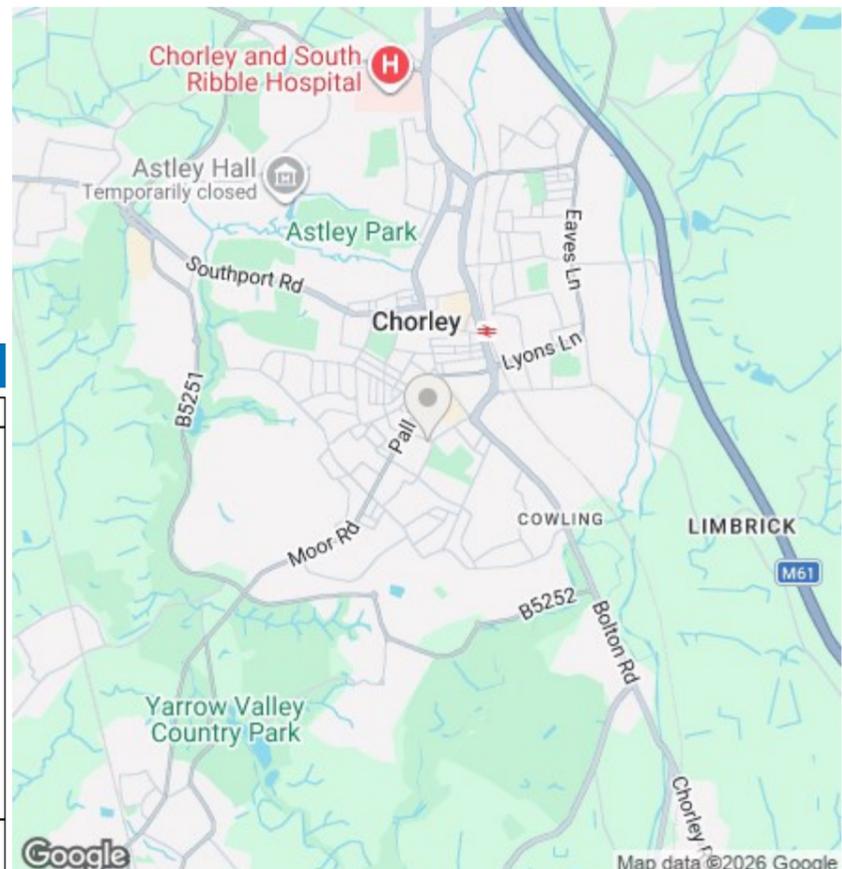


TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.

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	