



Pilgrim Drive, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, tucked away within a peaceful and beautifully maintained cul-de-sac in a popular residential area of Chorley. Offering well-proportioned accommodation throughout, this attractive home is perfectly suited to growing families seeking a property that is ready to move straight into. The location provides excellent access to a wealth of everyday amenities, including well-regarded schools, supermarkets, shops, cafés and leisure facilities, whilst Chorley town centre is just a short distance away, offering an even wider selection of retail and dining options. For commuters, Chorley Railway Station provides regular services to Preston, Manchester and beyond, with excellent bus routes and convenient access to the M61, M6 and M65 motorways placing many surrounding towns and cities within easy reach. Nearby attractions such as Astley Park and Yarrow Valley Country Park further enhance the appeal of this sought-after family location.

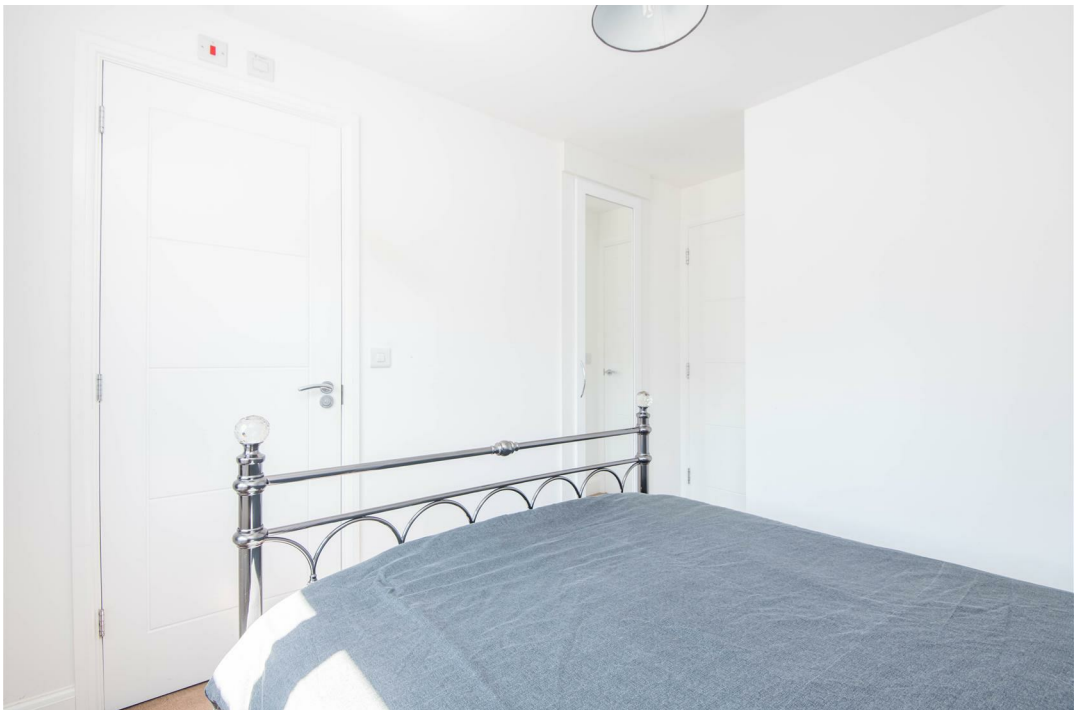
Stepping through the front door, you are welcomed into the entrance hall which leads directly into the spacious lounge. Filled with natural light, this inviting reception room also benefits from useful built-in storage, making it a practical and comfortable space for everyday living. Continuing through the home, you will find the modern kitchen, beautifully fitted with sleek contemporary cabinetry and offering ample worktop space. There is plenty of room to accommodate a family dining table, whilst double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. There is also a handy, ground floor WC found here adding to this homes practicality.

The first floor landing provides access to all three bedrooms, two of which are generous doubles. The master bedroom enjoys the added luxury of a stylish modern shower en suite, whilst the third bedroom is currently utilised as a home office but would equally make an ideal child's bedroom, nursery or guest room. Completing the first floor is the contemporary three-piece family bathroom, finished to a modern standard and designed to serve the household with ease.

Externally, the property enjoys an attractive frontage with neatly maintained flower beds and a private parking space to the front. The enclosed rear garden has been designed with low maintenance in mind, featuring a generous lawn, paved walkways and secure fencing, providing an ideal outdoor space for children to play or for relaxing and entertaining during the warmer months. A second allocated parking space is conveniently located to the rear of the property, adding further practicality. Combining a peaceful cul-de-sac setting, spacious accommodation and excellent access to local amenities and transport links, this superb detached home offers an outstanding opportunity for families looking to settle in one of Chorley's most desirable residential locations.







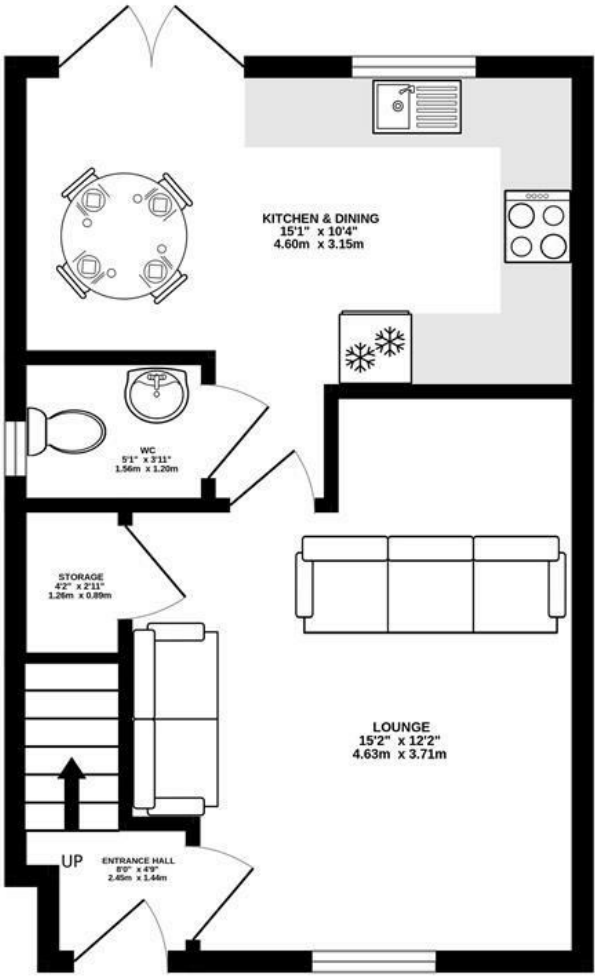




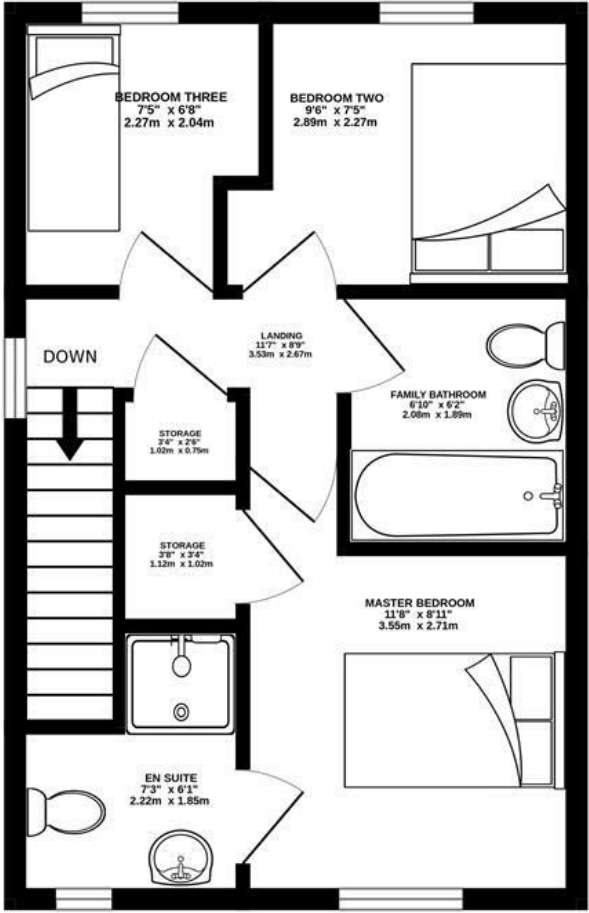


BEN ROSE

GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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