BEN ROSE



Wilding Drive, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, offering generous living accommodation, modern conveniences and a fantastic layout ideally suited to growing families. Situated in the popular market town of Chorley, the property is ideally positioned for a range of local amenities, including supermarkets, shops, restaurants and well-regarded schools, making it an excellent choice for family living. Chorley town centre offers a variety of independent shops and traditional markets, whilst the nearby Astley Park provides a wonderful setting for family walks and outdoor activities. For commuters, Chorley train station offers regular services towards Preston, Manchester and Blackpool, whilst excellent road connections are available via the nearby M61, with access to the M6 and wider motorway network also within easy reach. Regular bus services further connect the town with surrounding areas, including Preston, Bolton, Blackburn and Wigan.

Entering the property, the welcoming entrance hall provides access to the main lounge, stairs to the first floor and useful built-in storage. The spacious lounge offers plenty of room for a range of comfortable furnishings, creating an ideal space for relaxing with the family. From here, an internal hallway leads through to a convenient ground floor WC, the kitchen and additional understairs storage, which also provides a handy utility space. The modern kitchen is fitted with an excellent range of cabinets and worktop space, alongside multiple integrated appliances and ample room for a family dining table. Double doors then open into the lovely sun room, providing a fantastic second reception space overlooking the rear garden and offering an ideal spot for entertaining, dining or simply enjoying the garden views throughout the year.

Heading upstairs, the landing provides access to three generously proportioned double bedrooms, making this an ideal home for families or those requiring additional space for guests or a home office. The master bedroom is particularly spacious and benefits from built-in wardrobes, as well as its own private shower en suite. The second bedroom also features built-in wardrobes, providing excellent additional storage, whilst the third bedroom offers further versatile accommodation. Completing the first floor is a modern three-piece family bathroom, finished to a good standard and serving the remaining bedrooms.

Externally, the property benefits from a private driveway to the front, providing off-road parking for multiple vehicles, alongside a wall-mounted EV charger for added convenience. To the rear, a generously sized garden features a well-maintained lawn and paved seating area, offering plenty of space for children to play and for outdoor furniture. To the far end of the garden, a raised decking area provides the perfect setting for a bistro set, ideal for enjoying a morning coffee or relaxing during the warmer months. Overall, this is a fantastic family home offering spacious and versatile accommodation, modern features and excellent outdoor space, all within a popular and well-connected Chorley location.































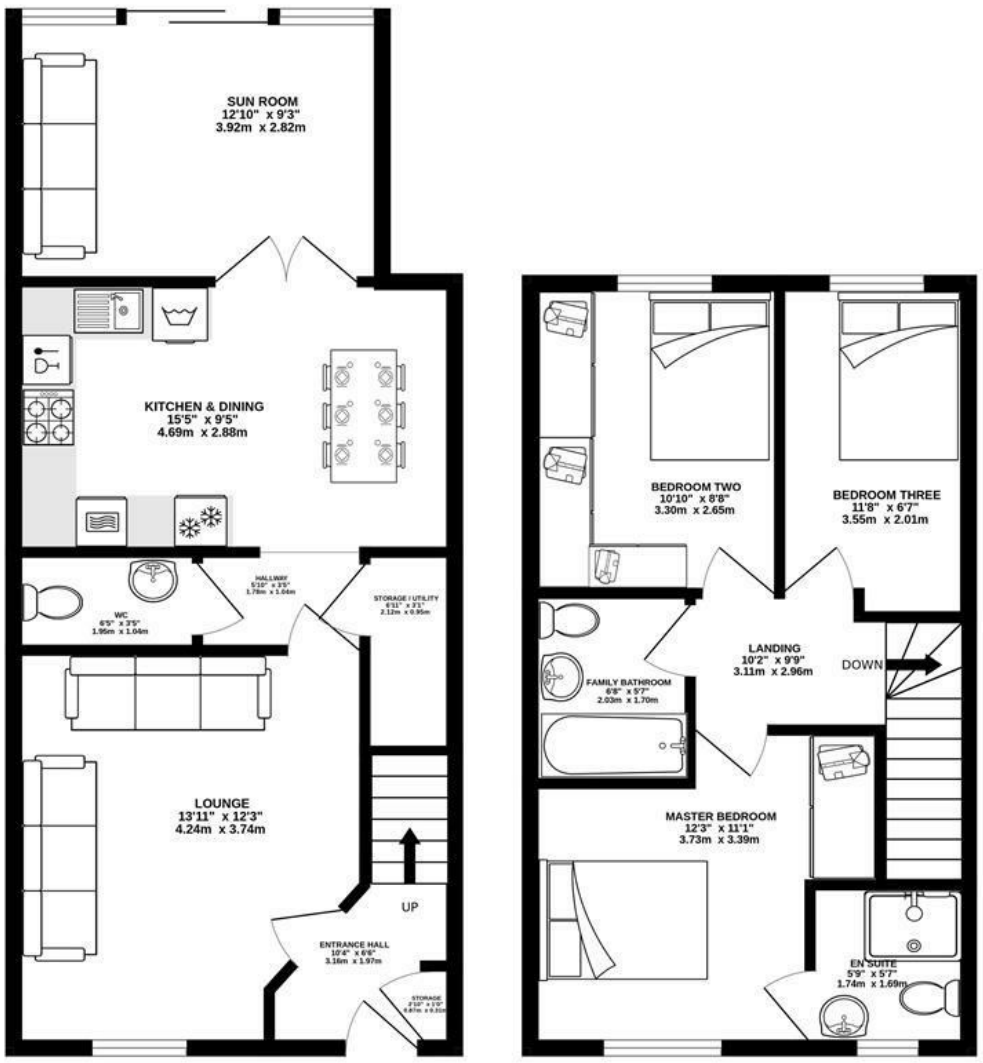


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GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

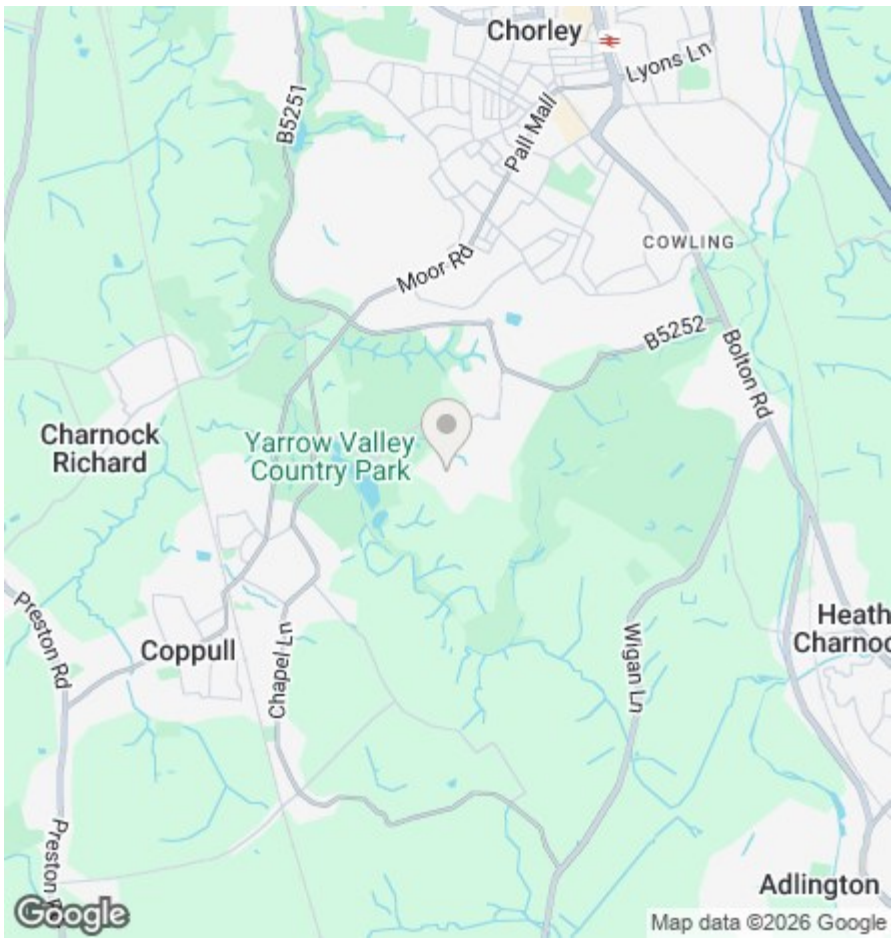
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

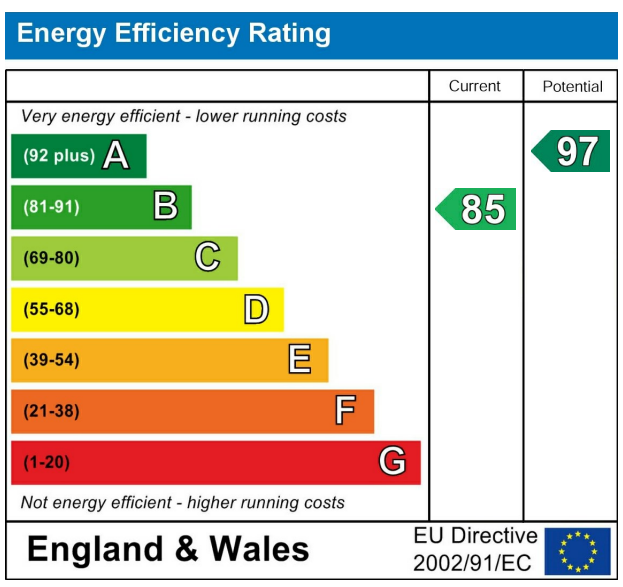


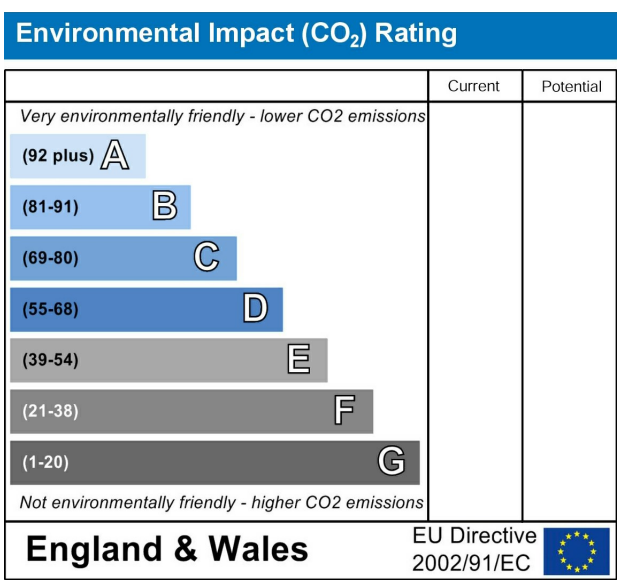
TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

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.







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