BEN ROSE



Walgarth Drive, Chorley **Offers Over £319,995**

Ben Rose Estate Agents are pleased to present to market this beautiful three bedroom, semi-detached family property sitting on an enviable corner plot with a detached double garage, in a much sought-after location in Chorley. This would be an ideal property for a family or for someone looking to upsize. The house is situated in close proximity to Chorley town centre and its superb local shops, schools and amenities, with brilliant travel links to nearby towns and cities via the M6 and M61 motorways. There is also a local cricket club located across the road from the property.

Internally, the property briefly comprises of a welcoming reception hall where the majority of ground floor rooms can be accessed. From here, you'll enter into the spacious lounge that features a log burner and a beautiful bay-fronted window. Back through the hall, you'll enter into the kitchen that comes fitted with integrated appliances, complimentary worktops and space for a breakfast bar. Just off the kitchen is the convenient utility room that houses the dryer and boiler. There is also access to the rear garden from here. The dining room is located off the hallway and features a bay window and traditional fireplace, providing a versatile additional reception space.

Moving upstairs, you'll find three good-sized double bedrooms, with one bedroom benefiting from integral storage. There is also integral storage on the landing. You'll also find the recently fitted modern family bathroom on this floor, which comprises a shower, wash hand basin and WC.

Externally, to the front of the property is a front garden that is surrounded by shrubs. This is located alongside the front pathway that leads up to the front door. To the side of the property is a well-presented garden featuring AstroTurf and a few shrubs, creating a low-maintenance outdoor space. There is also a driveway providing parking and access to the detached single garage.




Thorntons
TRIPLE LAYER CHOCOLATE CAKE







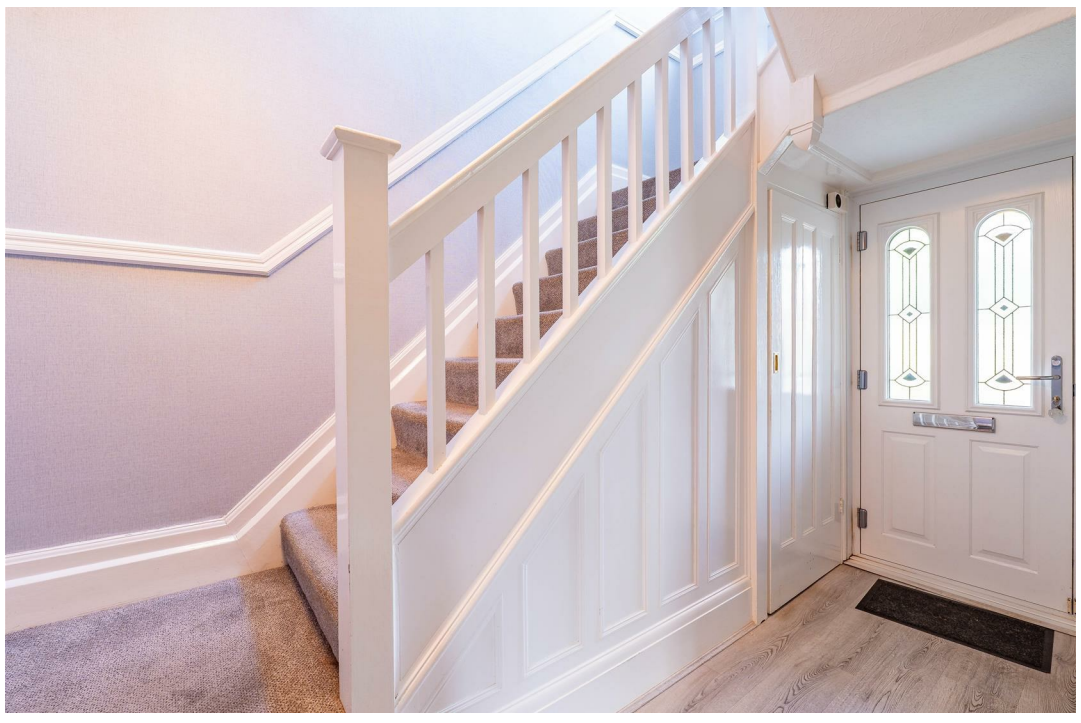














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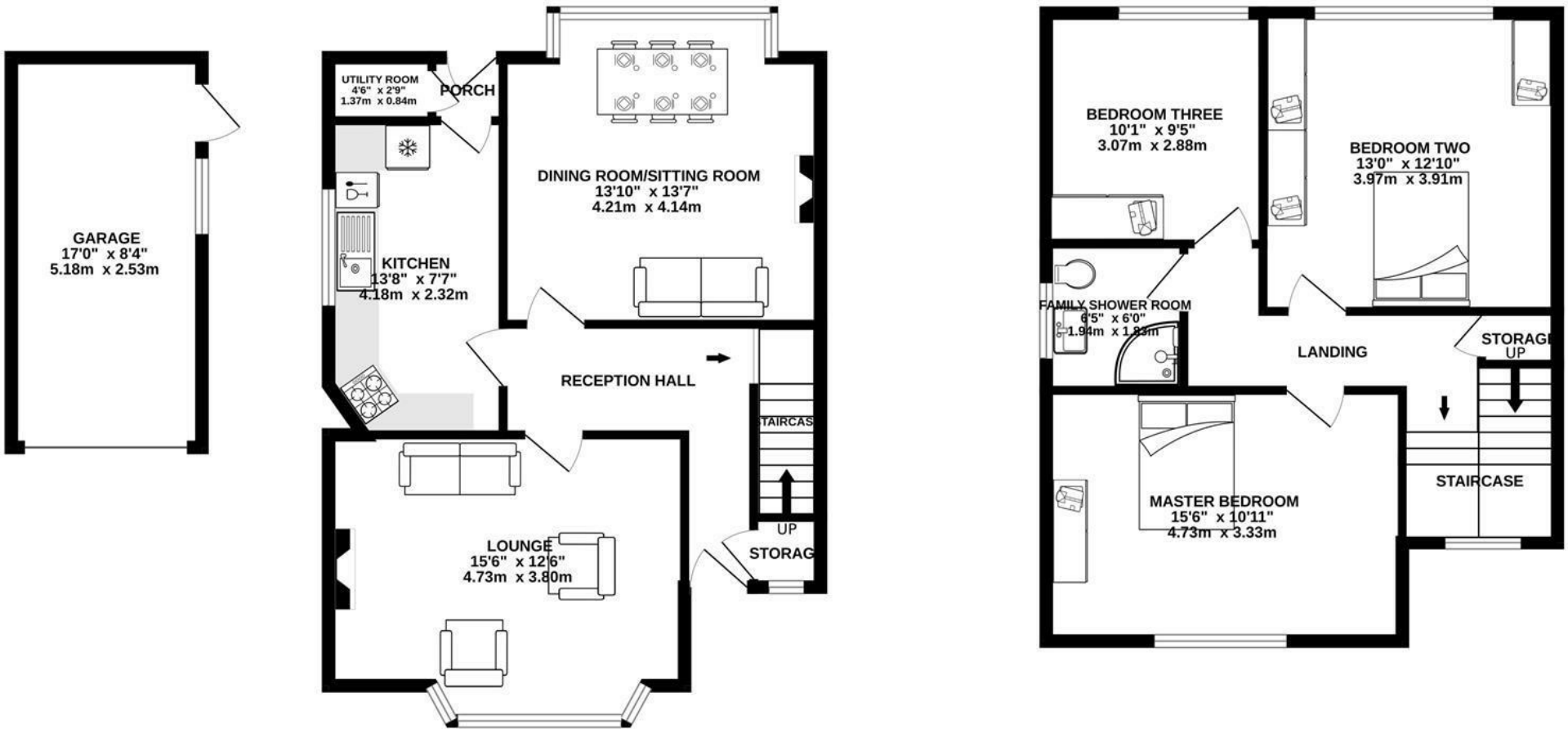


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GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

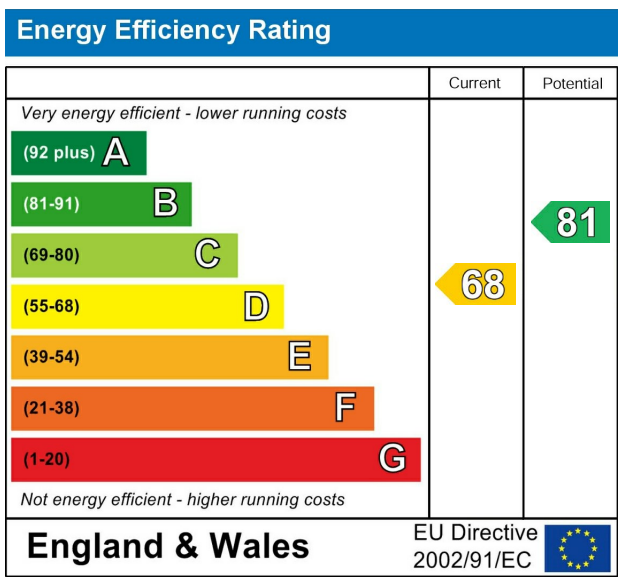
1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.

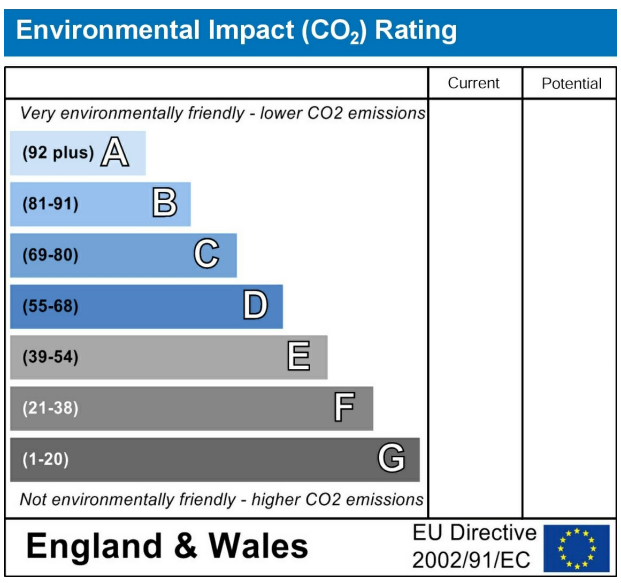


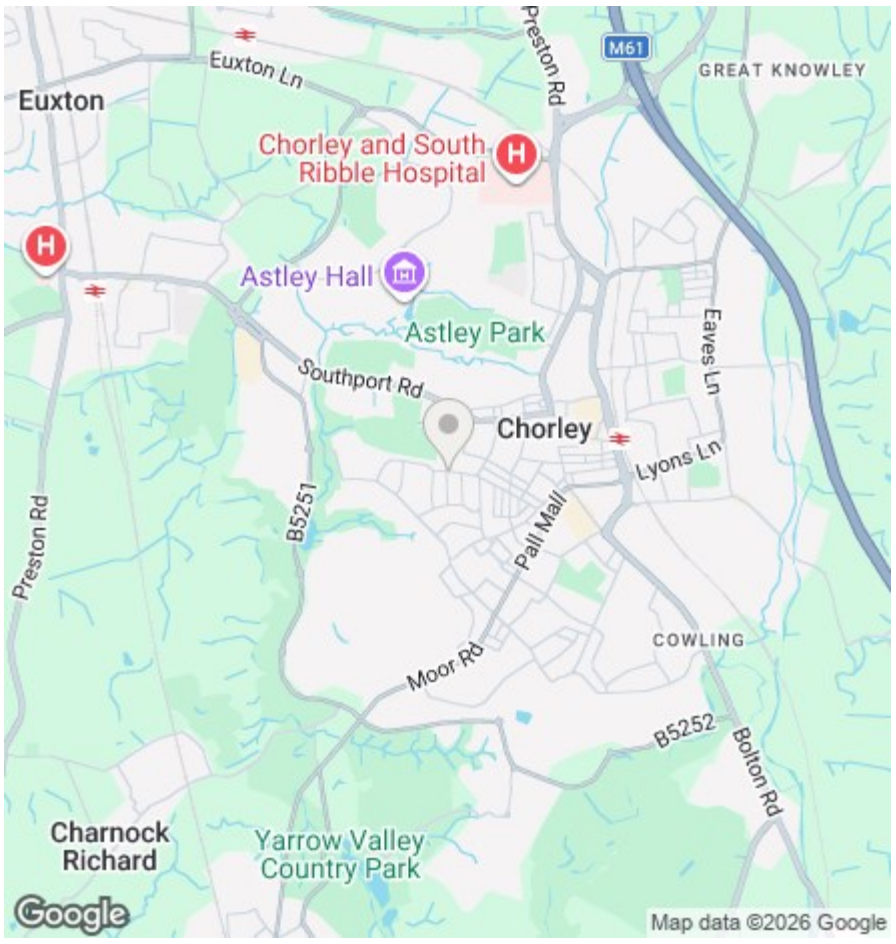
TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

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.
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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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