



Daimler Avenue, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom mid mews home, located on the extremely popular and sought-after Eccleston Park development by Redrow Homes. Perfectly suited to a couple or family, the property is attractively decorated and presented to a very high standard throughout, with close proximity to excellent local amenities, including supermarkets and well-regarded schools. It is also within commuting distance of major North West towns and cities via the M6 and M61 motorways and is just a short drive from Chorley town centre.

Stepping into the property, you are welcomed into the entrance hallway, where you will find a convenient cloakroom storage along with the staircase to the upper level. On the left is the contemporary fitted kitchen, offering ample storage and fully integrated appliances, including a fridge, freezer, oven, hob, microwave, and dishwasher. A useful utility cupboard beneath the stairs provides additional storage and space for a freestanding washing machine.

Continuing through, you will enter the spacious lounge, which features sliding patio doors leading into the bright conservatory at the rear. A recent addition to the home, the conservatory provides versatile additional living space, ideal as a dining area, and benefits from underfloor heating, a remote-controlled roof blind, fly screen, and blackout blinds, creating a comfortable and energy-efficient environment with access to the rear garden. Completing the ground floor is a convenient WC, accessed from the main hallway.

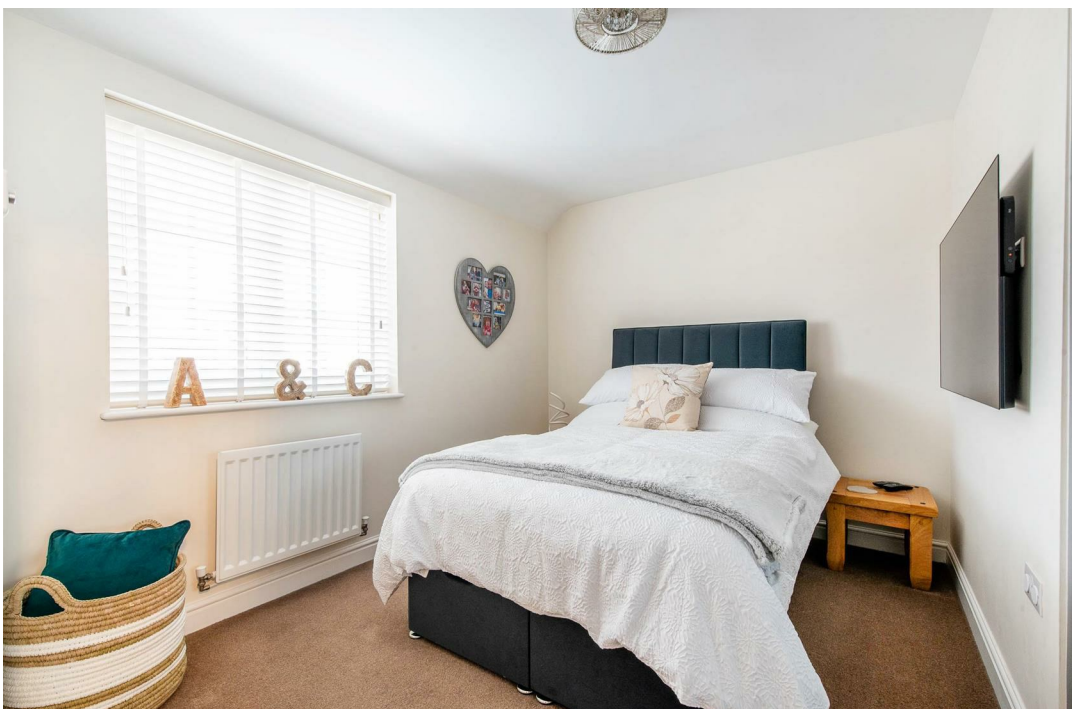
Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom three benefiting from integrated storage. The master bedroom also boasts a private three-piece ensuite shower room. Additional storage is available on the landing, and a modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the front is a driveway providing two allocated parking spaces. To the rear is a generously sized and well-maintained garden, featuring an artificial lawn and flagged patio, creating a perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





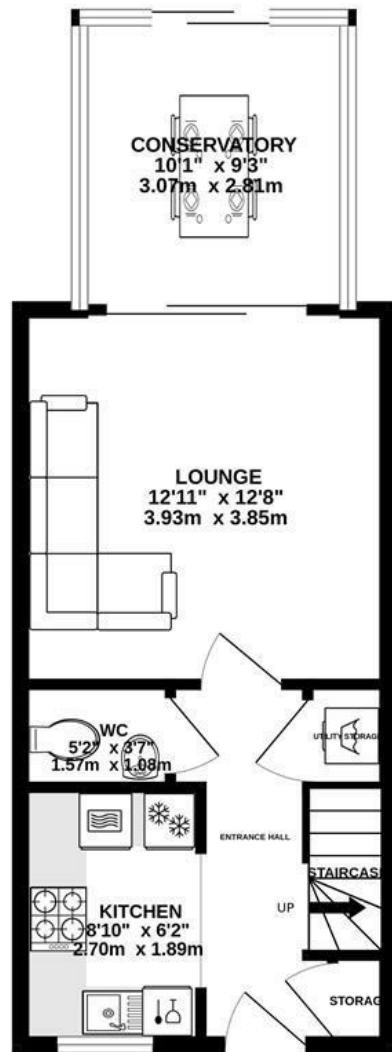




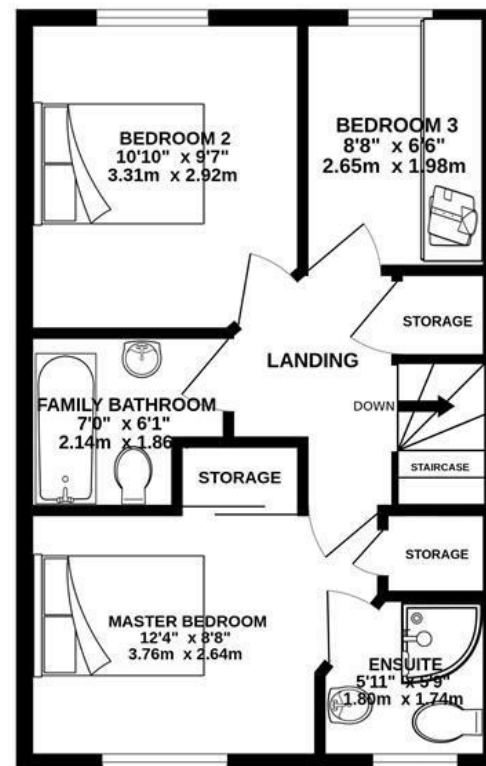




GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

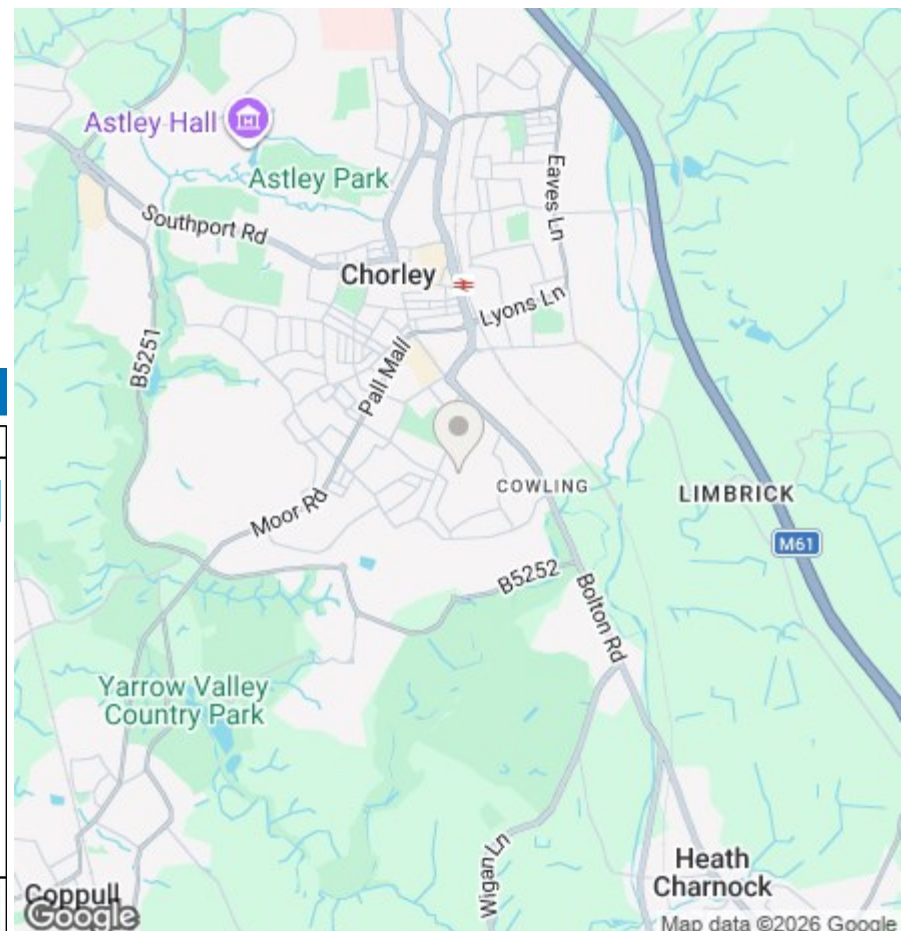


TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	