



Letchworth Drive, Chorley

Offers Over £224,995

Ben Rose Estate Agents are delighted to bring to market this generously proportioned three / four bedroom, semi-detached property in the heart of Chorley. This delightful family home is located only a short walk into Chorley town centre and is surrounded by superb local schools, shops and amenities with fantastic travel links via Chorley train station and the M6 and M61 motorways.

Internally upon entering you'll find the welcoming entrance porch offering access to the hall. The bright and airy hall benefits from a generously sized under-stair storage, and allow access to the majority of ground floor rooms.

The spacious lounge lies to the front of the home and compromises of a large fronted bay window allowing for ample light and a recently fitted gas fireplace creating a warm and inviting places for residents and guests. Moving through the ground floor, you'll find the well-equipped kitchen with ample worktops and room for freestanding appliances. The kitchen seamlessly flows into the utility room which in turn offers access to the home office/study. The home office is of a good size and can also be utilised as a home gym, or playroom if desired.

To the rear of the home lies the sitting/dining room. With a second gas fire and double doors leading into the conservatory, you'll find ample room for a dining table here or three piece sofa set here.

The conservatory at the rear floods the property with natural light and seamlessly connects to the charming rear garden.

Ascending to the first floor, you discover a spacious master bedroom, a second double bedroom, and a practical third bedroom, all offering comfortable living spaces. The family bathroom is equipped with a bath and over the bath shower, ensuring convenience for the entire household.

The exterior of the property is equally enticing. The front garden provides parking space for two cars, with potential to extend into the front yard. The thoughtfully designed rear garden features decking and an artificial lawn, creating a low-maintenance outdoor retreat for relaxation and alfresco dining.

In summary, this captivating three-bedroom semi-detached house in Chorley offers a spacious and comfortable living environment with a lounge, dining/sitting room, a well-appointed kitchen, a versatile study, and a bright conservatory. With a rear garden, parking for two cars, and excellent transport links, this property is an ideal choice for a growing family seeking both comfort and convenience.







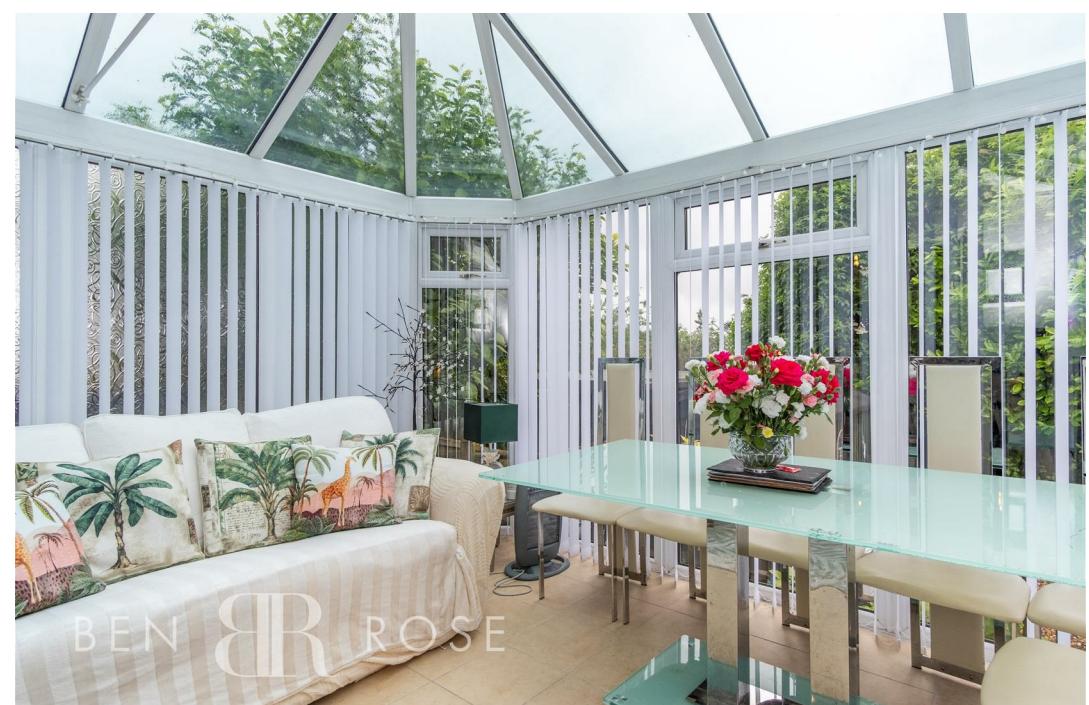
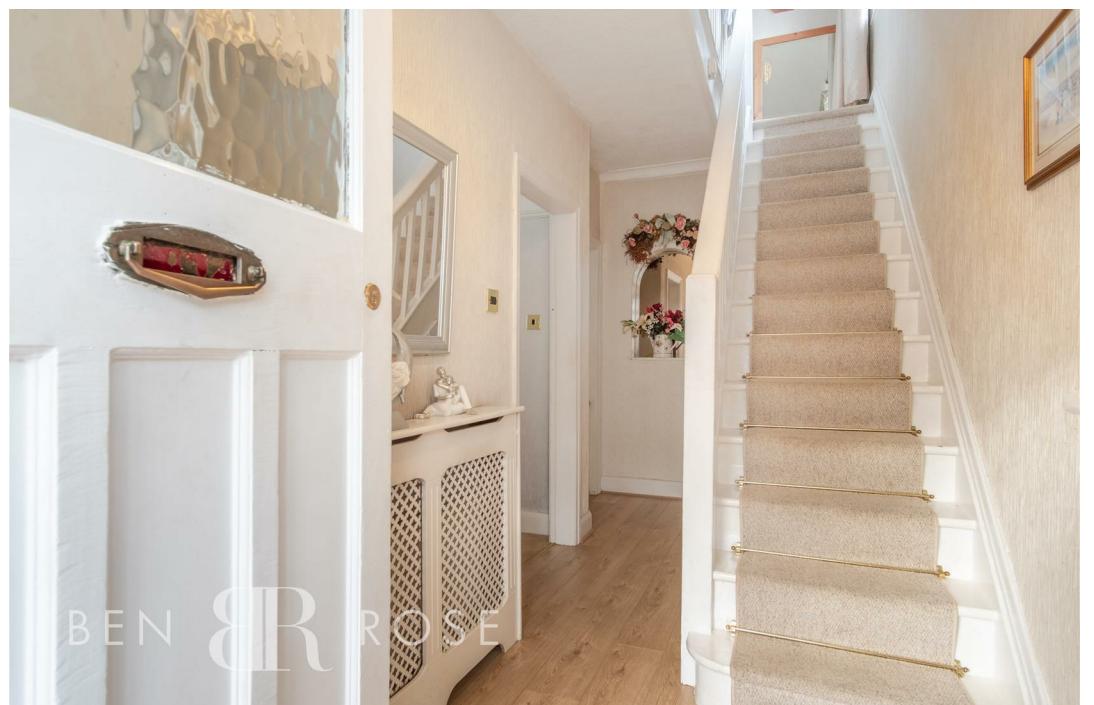




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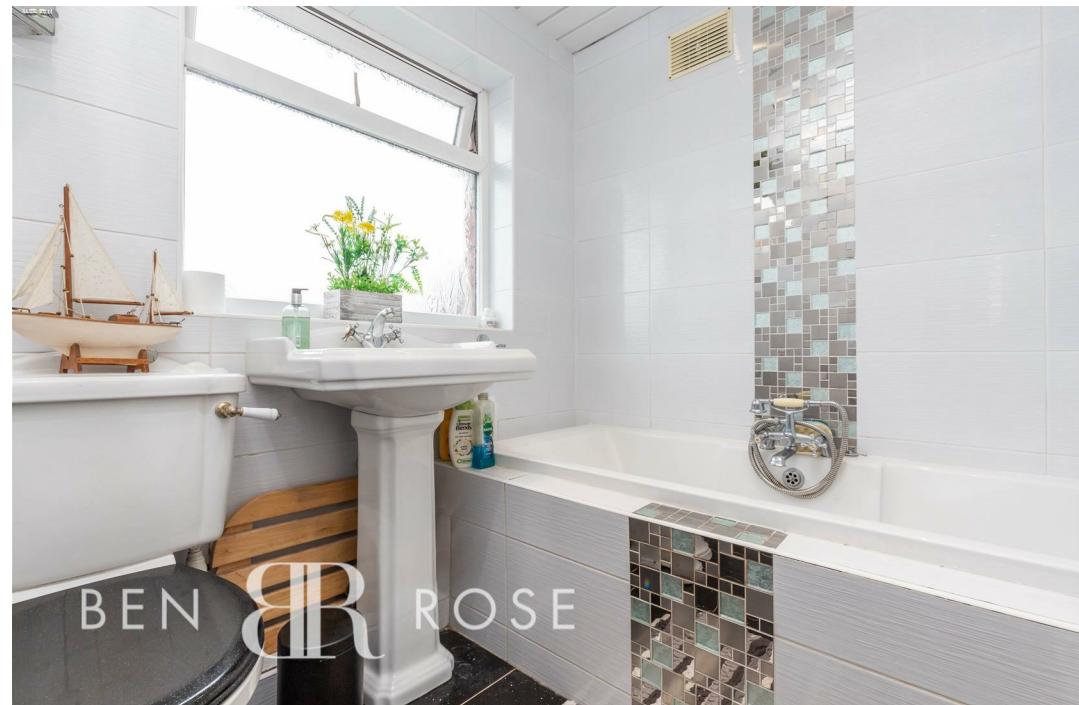


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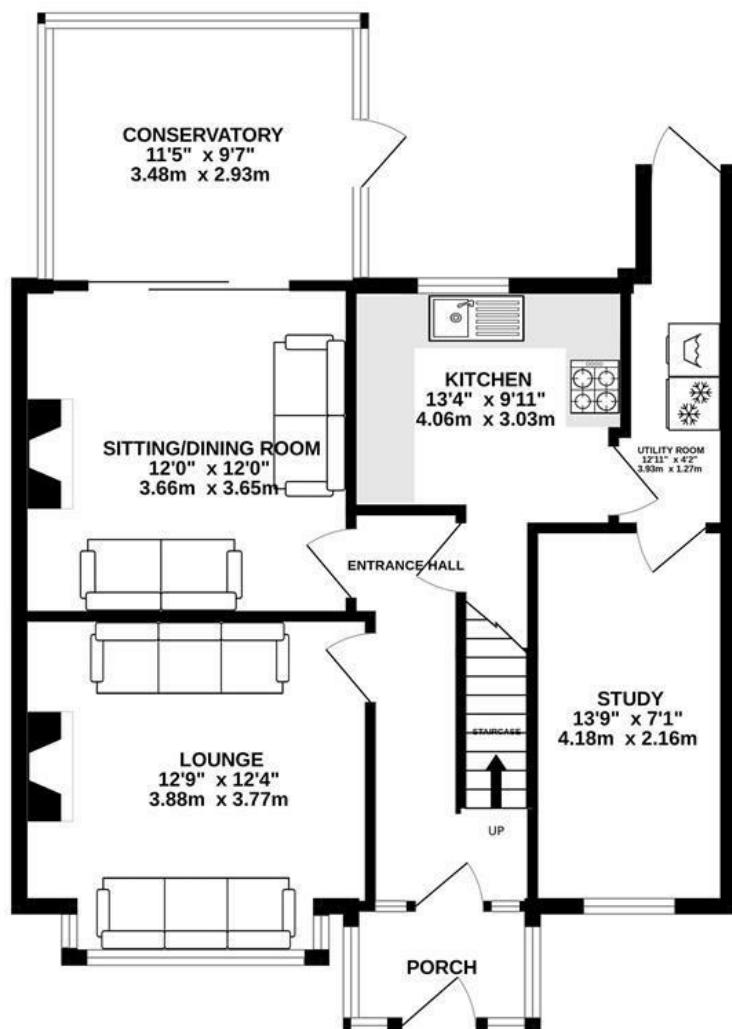
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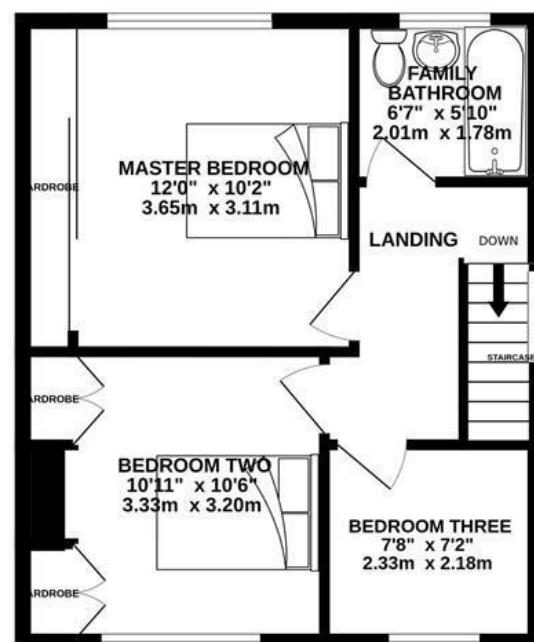


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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.

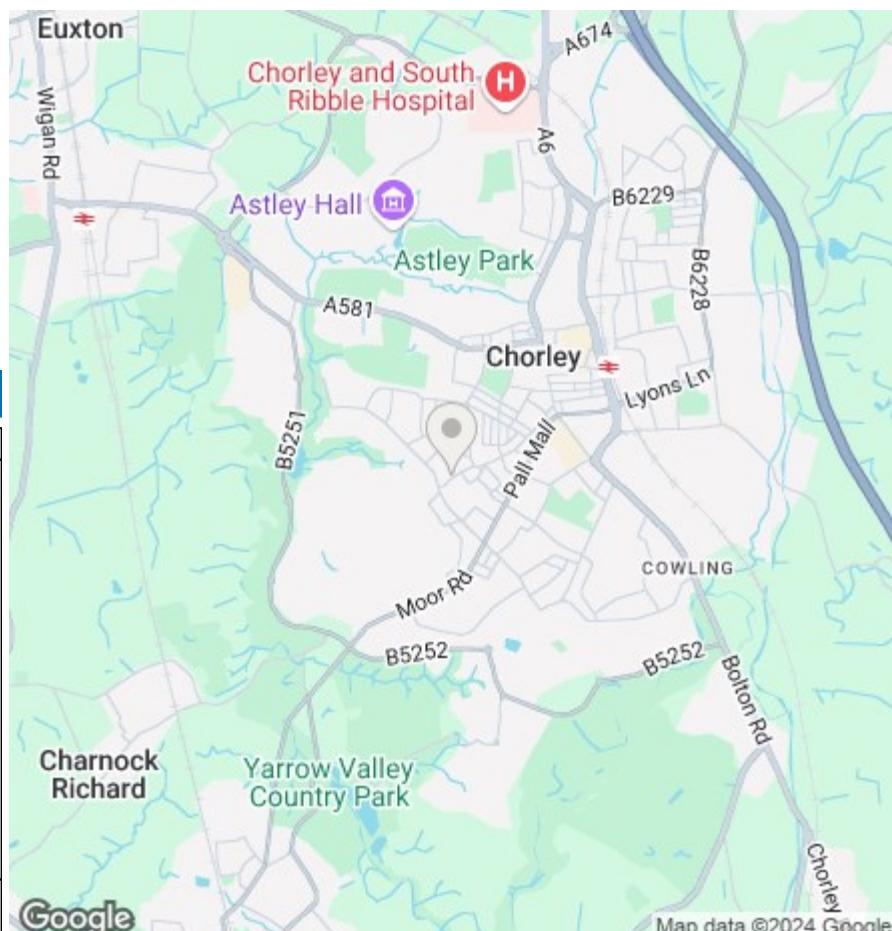


TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

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 advertising 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.



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	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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