



Austin Drive, Chorley

Offers Over £399,995

Ben Rose Estate Agents are delighted to bring to market this spacious and versatile modern four bedroom detached family home in a much sought after development in Chorley town centre. This would be an ideal purchase for families looking to upsize and offers great versatility throughout. The property is within walking distance of Chorley town centre and its superb local schools, shops and amenities with travel links to nearby town and cities via the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall leading through to a light and airy lounge with large front-facing window and side patio doors letting ample light into the area and an original log burner fireplace. At the other side of the hall you'll find the modern kitchen/diner with complimentary quartz worktops, integral oven, hob, microwave and dishwasher as well as enough space for a large family dining table and external access to the rear via French double doors. The reception hall also gives access to the downstairs WC and integral storage and airing cupboard.

Moving upstairs, you'll find four spacious bedrooms with the master and bedrooms two and three all benefitting from integrated wardrobes, The master bedroom also features a three piece ensuite with walk in shower. You will also find the all white three piece family bathroom on this floor with overhead shower and access to the multi-purpose full attic conversion which features integrated storage and an impressive amount of additional living space.

Externally, to the front of the property is an extensive driveway for multiple vehicles leading to a single detached garage whilst to the rear is a gorgeous secluded garden area with a laid lawn and patio area for outdoor furniture as well as space for storage and potted plants/shrubberies.

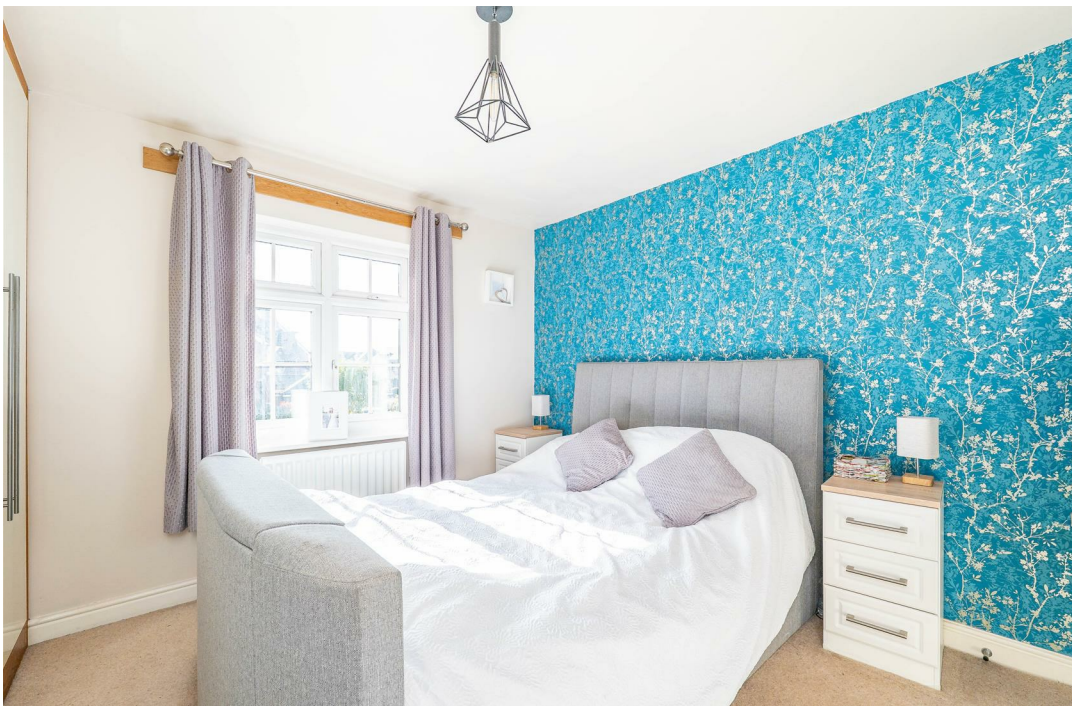


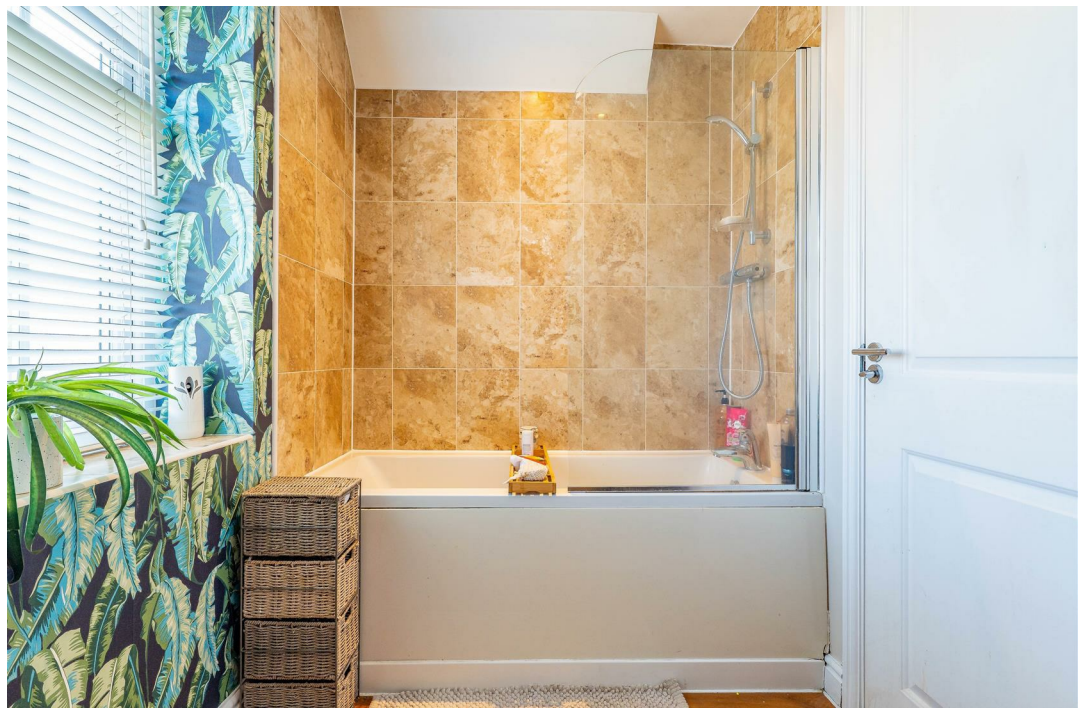












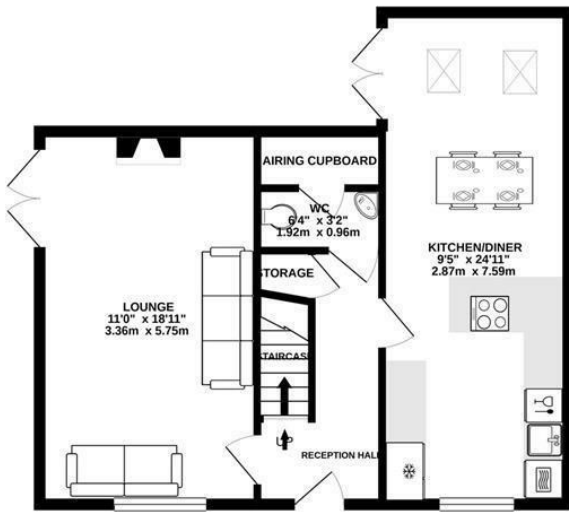




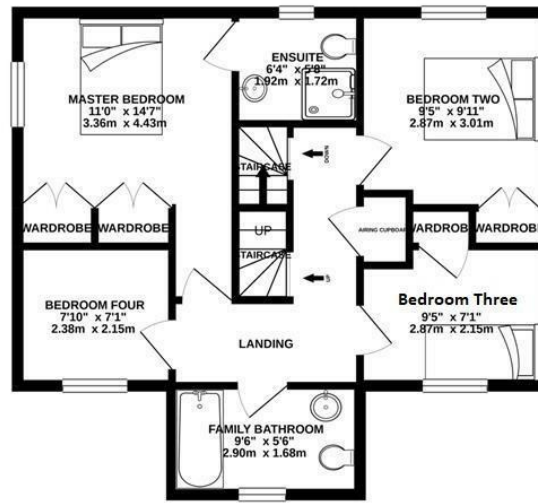


BEN ROSE

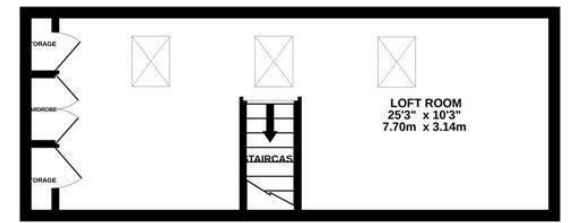
GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.6 sq.m.) approx.

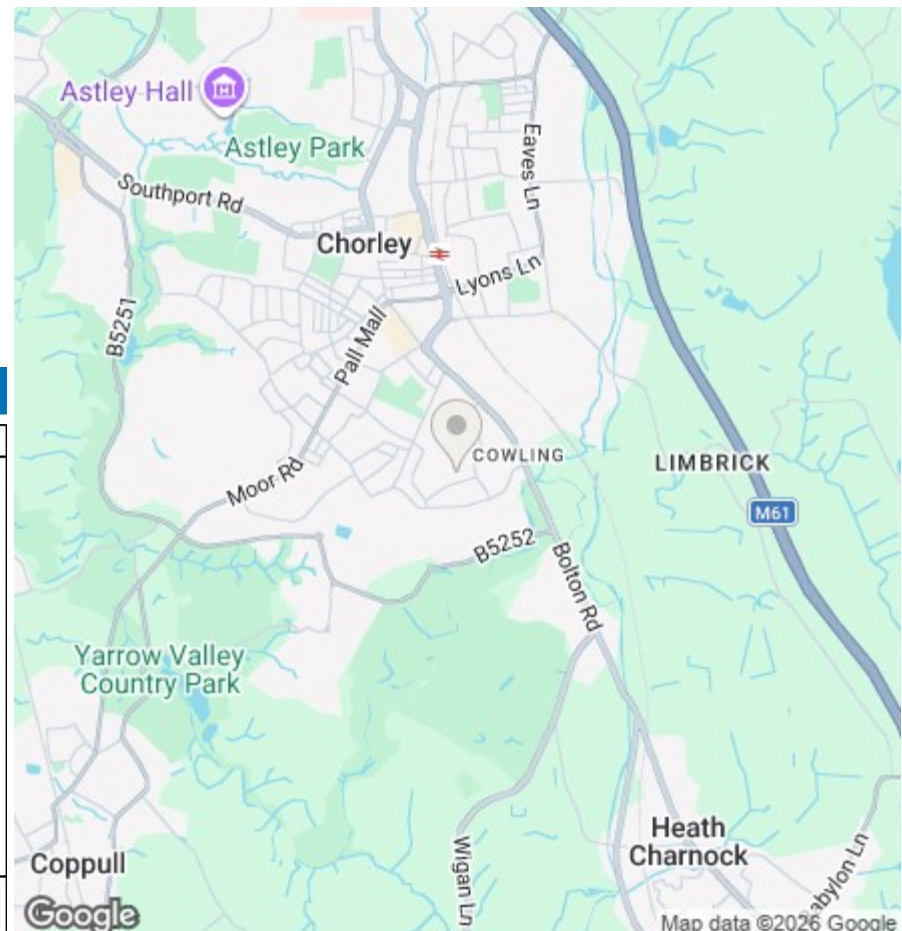


TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.

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	

Current rating: **77** (D)

Potential rating: **86** (B)

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	

Current rating: **77** (D)

Potential rating: **86** (B)