



## Great Meadow, Chorley

Offers Over £134,995

Ben Rose Estate Agents are pleased to present to market this well-proportioned three bedroom end terrace home, ideally located in the popular area of Chorley. The property is perfectly positioned for commuters, with excellent travel links including the M6 and M61 motorways and a train station just a short drive away, providing easy access to surrounding towns and cities. The area further benefits from a range of local amenities, bus routes within walking distance, and nearby green spaces that are ideal for leisurely walks and outdoor relaxation.

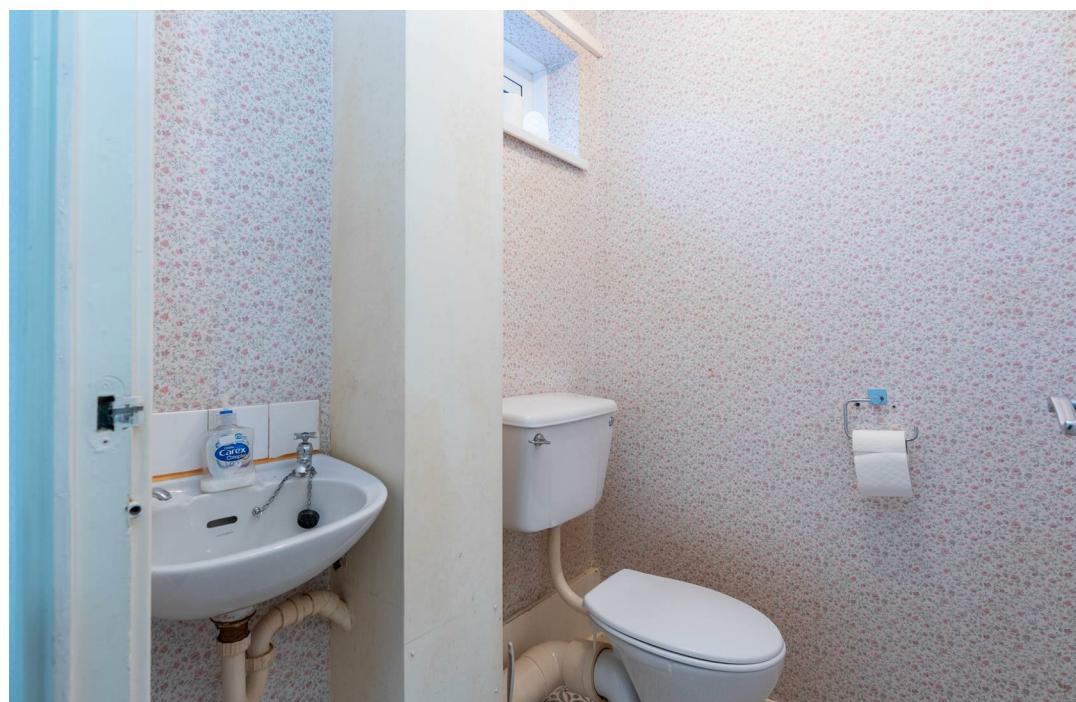
Upon entering the property, you are welcomed into a spacious hallway that provides access to all ground floor rooms. To the left is a convenient WC alongside a useful storage cupboard, with additional storage available beneath the stairs. Moving through to the rear of the home, the kitchen offers ample worktop space and a good range of storage units, with room for freestanding appliances and a door providing direct access out to the garden. To the right of the hallway is the bright and airy lounge/dining room, featuring two large windows that allow plenty of natural light and create a comfortable space for both relaxing and entertaining.

The first floor comprises three generously sized bedrooms, each benefiting from a window and offering flexible accommodation suitable for families, guests, or home working. Completing this floor is a three-piece family bathroom, along with a handy storage cupboard located on the landing.

Externally, the property has a shared residential parking area accessible via a gated entrance at the rear of the house. The rear garden provides a pleasant outdoor space with a shed for additional storage, offering a practical and low-maintenance area to enjoy. Overall, this is a well-located and thoughtfully laid out home that offers comfortable living space both inside and out.







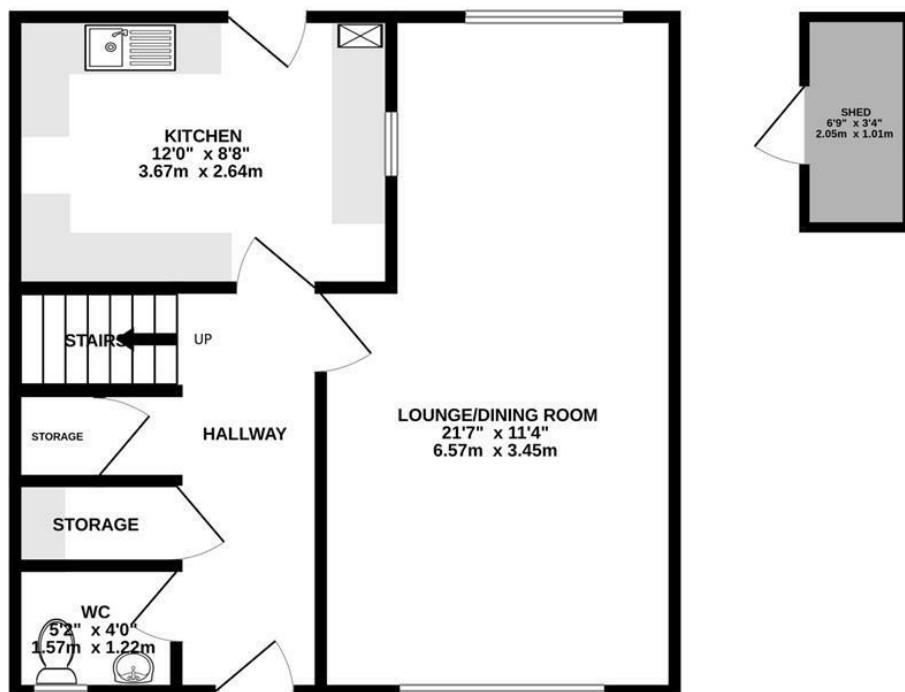




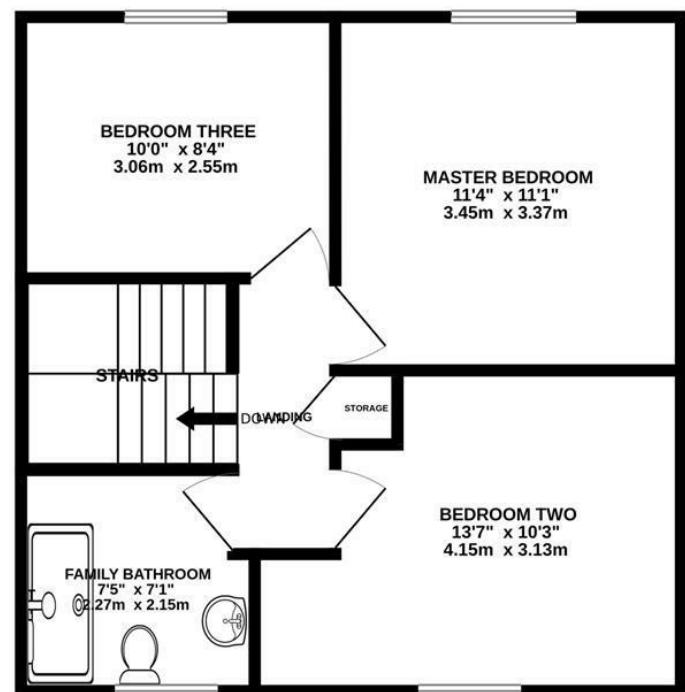


# BEN ROSE

GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.5 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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

