



## Draperfield, Chorley

**Offers Over £174,995**

Ben Rose Estate Agents are pleased to present to market this neat and well maintained two bedroom true bungalow, ideally positioned within a quiet cul-de-sac in Chorley. Perfectly suited to those looking to downsize, retire, or enjoy the convenience of single-level living, this home offers comfortable, practical accommodation throughout with all rooms presented in a well-maintained condition. The property benefits from a peaceful residential setting while remaining close to a wide range of local amenities including shops, supermarkets, medical facilities and leisure options. There are convenient bus routes nearby, a local train station providing regional links, and easy access to key motorway connections, making travel to surrounding towns and cities straightforward.

Entering the property, you arrive at a welcoming entrance area with a useful built-in storage cupboard. Straight ahead is a bright kitchen offering generous worktop and cupboard space, providing a practical layout for day to day use. The kitchen also features a door leading out to the side of the property and into the garden, adding convenience. To the left of the entrance is a very spacious lounge centred around a feature fireplace, offering plenty of room for both seating and dining furniture if desired. From the lounge, an inner hallway leads to the remaining rooms and includes a further storage cupboard for added practicality. There are two double bedrooms, with the master benefitting from built-in wardrobes and sliding doors that open directly into the conservatory. The conservatory is a pleasant additional living area and provides a relaxing spot to sit and enjoy views over the garden. The property is completed by a lovely modern shower room, stylishly finished and well appointed with a contemporary suite, providing a fresh and practical space for everyday use.

Externally, to the front of the property there is a small decorative garden along with a driveway providing off road parking for one vehicle. Gated access leads through to the rear. The rear garden enjoys a desirable south facing aspect and is not overlooked, featuring lawn and established shrubbery that creates a private and sunny outdoor space. Overall, this is a well kept bungalow in a quiet and convenient location, offering comfortable single-storey living with a bright garden and practical layout.













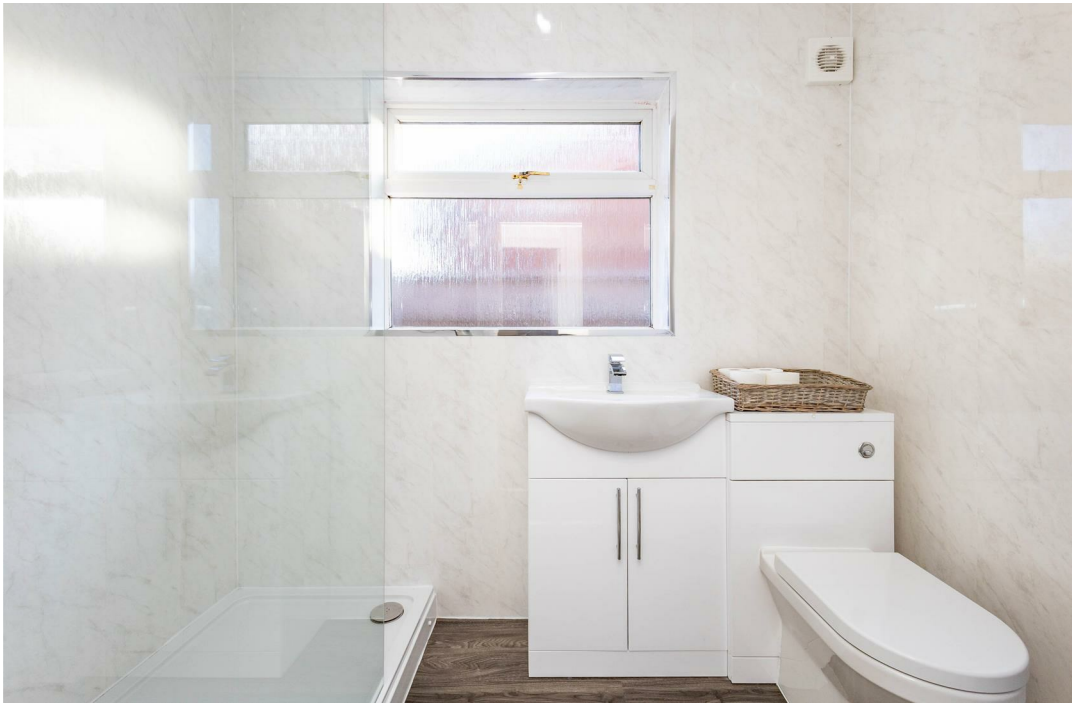








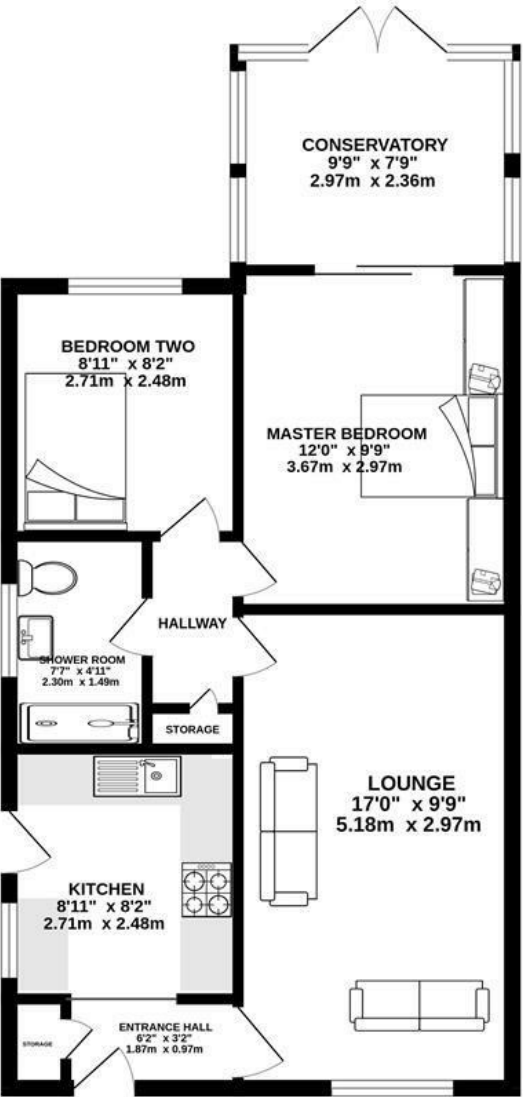






# BEN ROSE

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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		

