



## Wymundsley, Chorley

Offers Over £239,995

Ben Rose Estate Agents are delighted to bring to market this two bedroom, detached bungalow on the outskirts of Chorley. This would be an ideal home for a couple or small family offering good space throughout. The property is a two minute drive away from Euxton and five to Chorley town centre and its superb local schools, supermarkets and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways and Euxton or Chorley train station as well as ample bus routes.

Entering the home you have a spacious entrance hall that leads to the rest of the rooms. Here you will find the two bedrooms, the master boasting a large floor area as well as integrated storage for added convenience. Across the hall is the modern shower room with a large walk in shower and sink. There is a separate WC next to the bathroom. Moving further into the house is the sizable lounge with a feature fireplace and stained glass windows. Connected to the lounge is the bright and airy conservatory that is flooded with natural light and provides access to the rear garden. Completing the home is the recently renovated kitchen with integrated appliances including an induction hob and hidden fridge freezer.

Externally the property has a spacious garden surrounded by tall fences providing added privacy. The home also comes with a good sized garage that can be accessed from the street as well as the garden. Overall this home offers great potential and would make an ideal choice for those looking for one level living in a quiet yet practical location.

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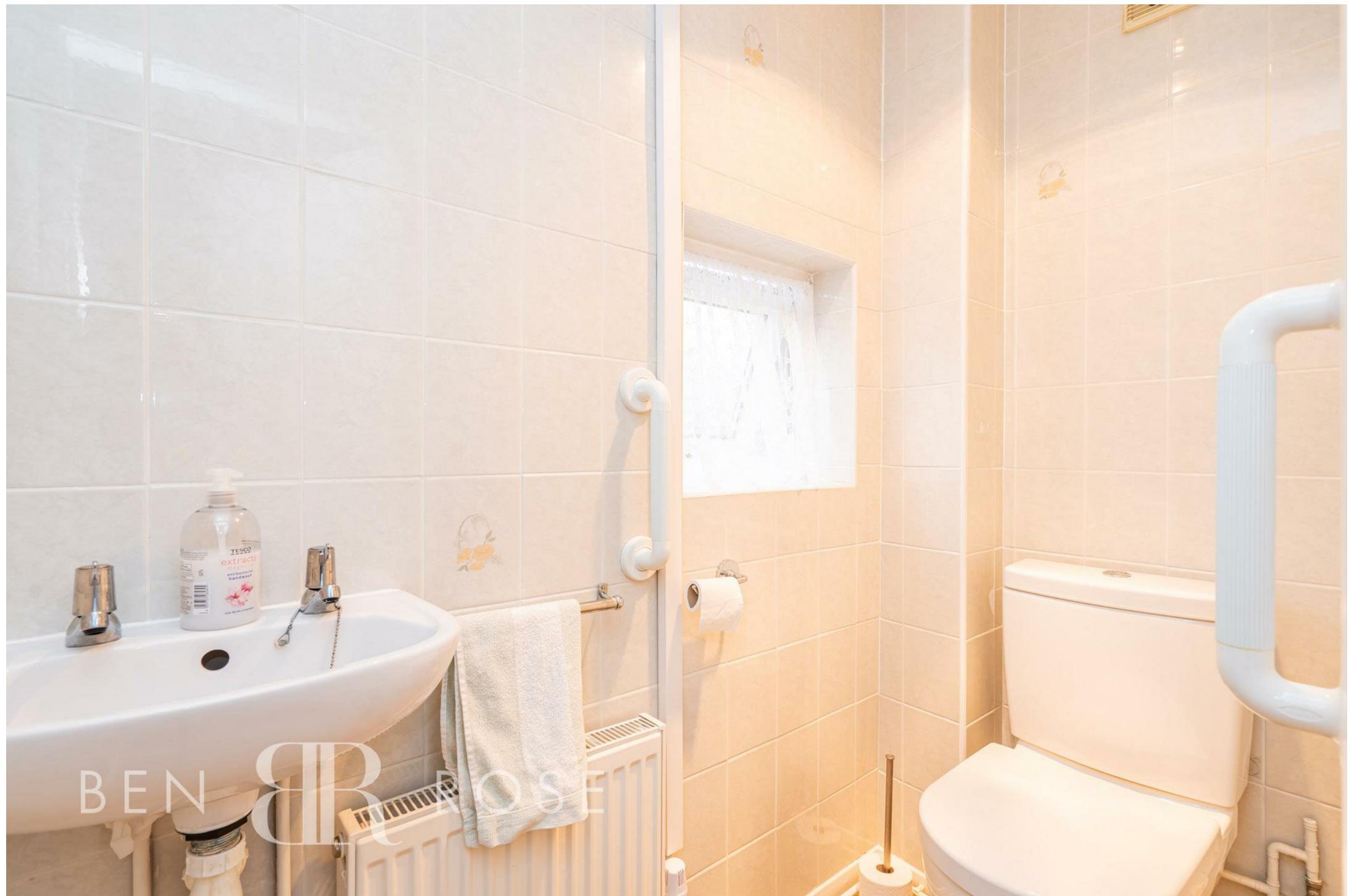




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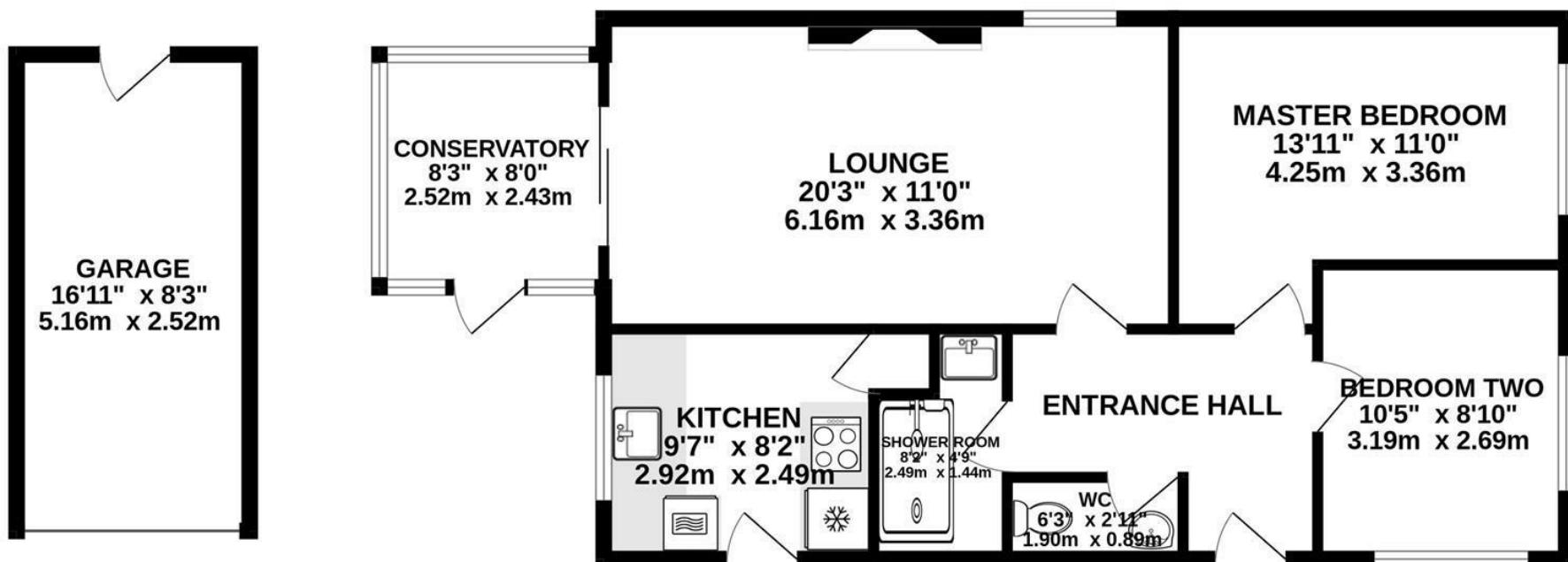
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## GROUND FLOOR 856 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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 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	

