BEN ROSE



Stansted Road, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this beautifully positioned three-bedroom split-level bungalow, offered to the market with NO ONWARD CHAIN and situated along a sought-after, tree-lined road in Chorley. Offering a distinctive layout, generous living spaces and a wonderful connection to its natural surroundings, this home is an excellent choice for couples and families alike. One of its standout features is the peaceful woodland setting to the rear, creating a sense of privacy and tranquillity rarely found so conveniently close to everyday amenities. Chorley town centre is within easy reach, offering a range of shops, supermarkets, cafés, restaurants and leisure facilities, alongside well-regarded schools and local parks. The area is also well placed for commuting, with Chorley railway station providing services towards Preston, Manchester and beyond, while local bus routes and nearby access to the M6, M61 and M65 connect the property to Preston, Leyland, Blackburn and the wider North West.

Upon entering the property, the welcoming reception hall provides access to the main living areas, as well as the integrated garage, which conveniently incorporates a utility area. French doors lead from the hall into the open-plan dining room and kitchen, creating a sociable space ideal for everyday family life and entertaining. The kitchen is fitted with dual integrated ovens and a four ring electric hob with beautiful quartz countertops, while the adjoining dining area offers ample room for a family dining table. Towards the front of the home, the spacious lounge benefits from a large front-facing window, allowing plenty of natural light to fill the room. This leads through to the inner hallway, where you'll find a useful WC/utility room and a generous four-piece family bathroom, complete with a separate bath and shower. A particularly distinctive feature of the home is the split-level sitting room, which offers excellent versatility as a second lounge, reading room or relaxing retreat, while enjoying lovely views across the rear garden and woodland beyond. Continuing towards the rear of the property, you'll pass bedroom three before reaching the split-level bedroom accommodation. The master bedroom is positioned a few steps above, featuring fitted wardrobes and a comfortable double layout, while bedroom two sits on the lower level and is also a generously sized double. French doors from bedroom two provide direct access to the rear garden, adding a lovely connection between the indoor and outdoor spaces.

Externally, the property benefits from a substantial dual driveway, providing excellent parking provisions for up to four vehicles. One space is situated directly outside the integrated garage, while the additional driveway to the opposite side of the home accommodates up to three further cars and incorporates a convenient car port. To the rear, the garden offers a wonderful place to unwind, with a generous lawn extending towards the woodland beyond and creating a peaceful, leafy backdrop. A patio seating area positioned just off the kitchen provides the perfect spot for outdoor dining, morning coffee or entertaining during the warmer months. With its flexible split-level design, generous accommodation, excellent parking and particularly appealing woodland setting, this charming bungalow presents a fantastic opportunity for those seeking a home with both character and practicality, all within a highly desirable Chorley location.


HEAVEN SEEMS A LITTLE
CLOSER IN A HOUSE BESIDE
THE WATER







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HOUSE RULES
Love one another
SAY PLEASE & THANK YOU
give hugs & kisses
IF YOU DROP IT PICK IT UP
Eat your Greens
IF YOU LOSE IT, LOOK IT
DREAM BIG
LAUGH LEARN SHARE SMILE
SHARE CHOCOLATE
PLAY NICE, WORK HARD
no whining
IF YOU TURN IT ON TURN IT OFF
Be Honest






utensils
FAIRY









































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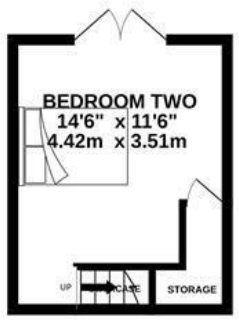
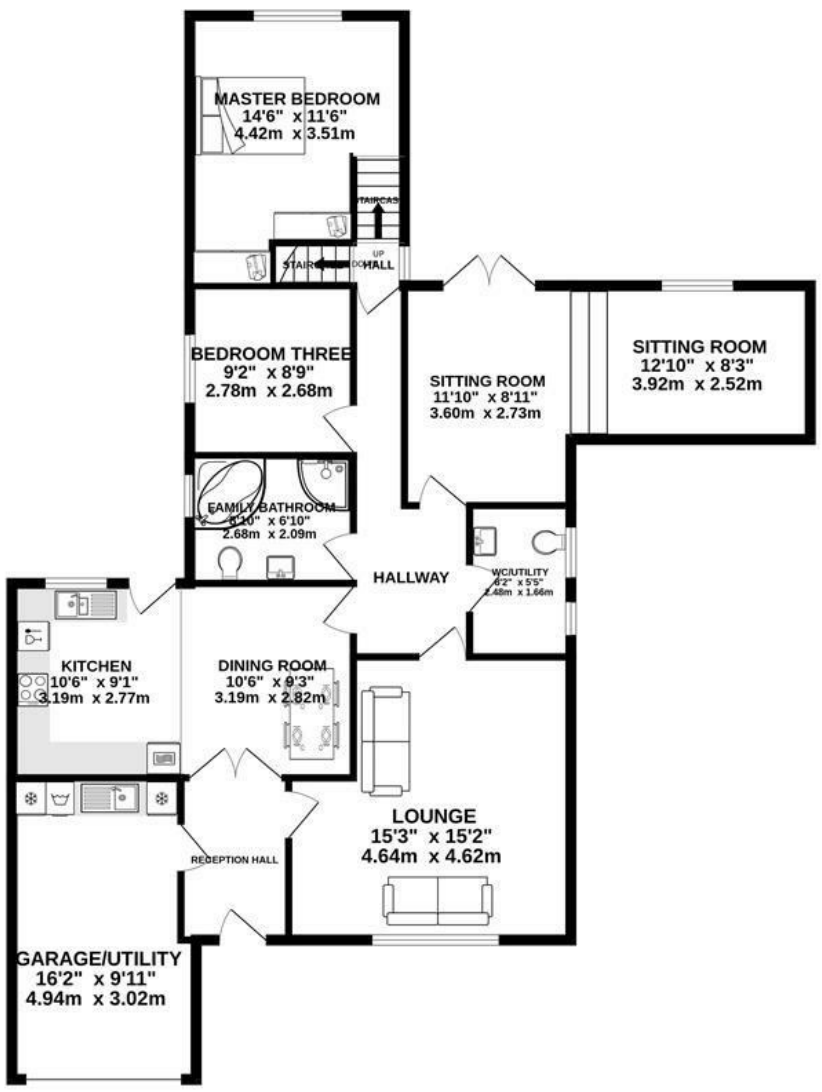
BASEMENT
167 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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.

