



## Lupton Street, Chorley

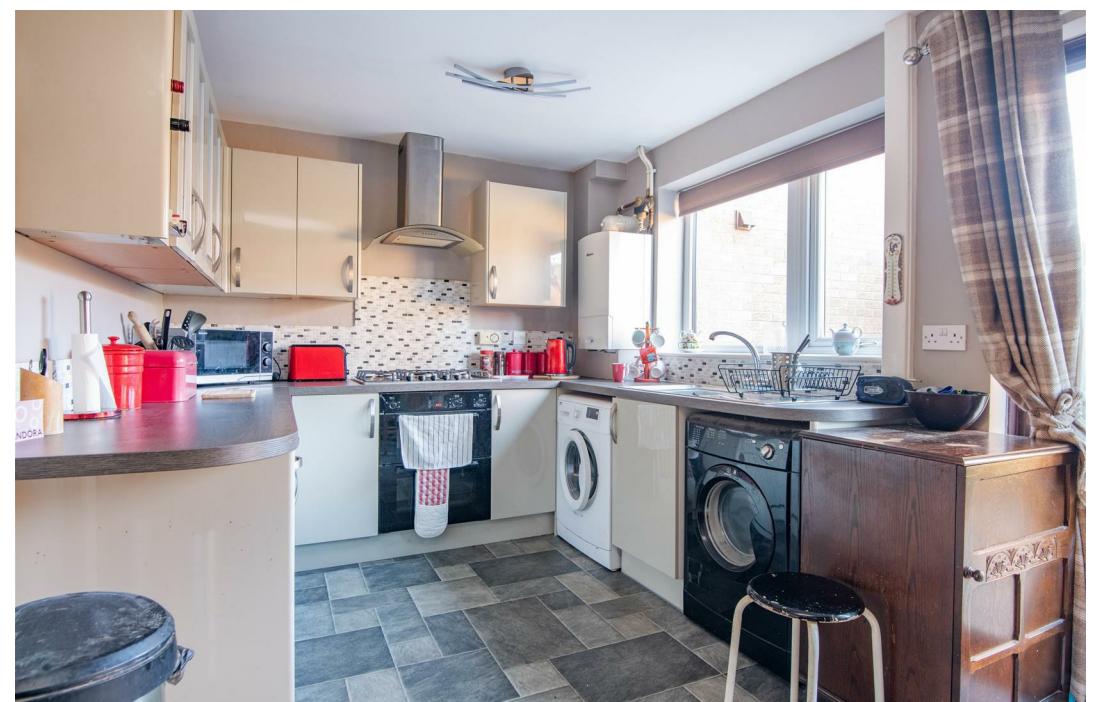
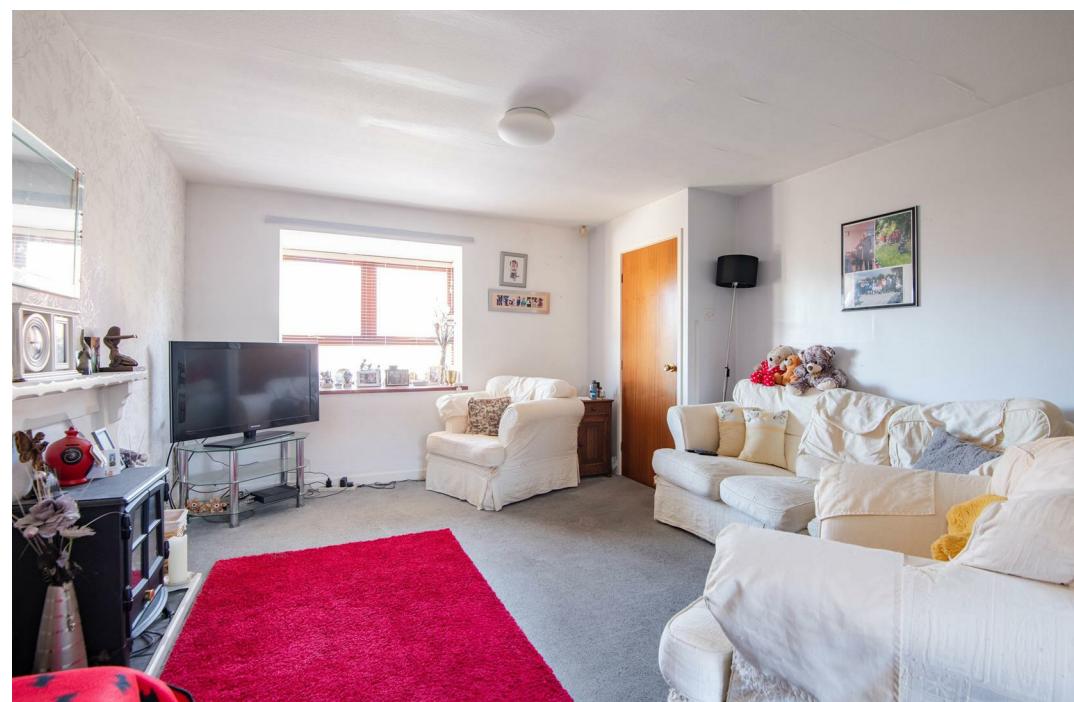
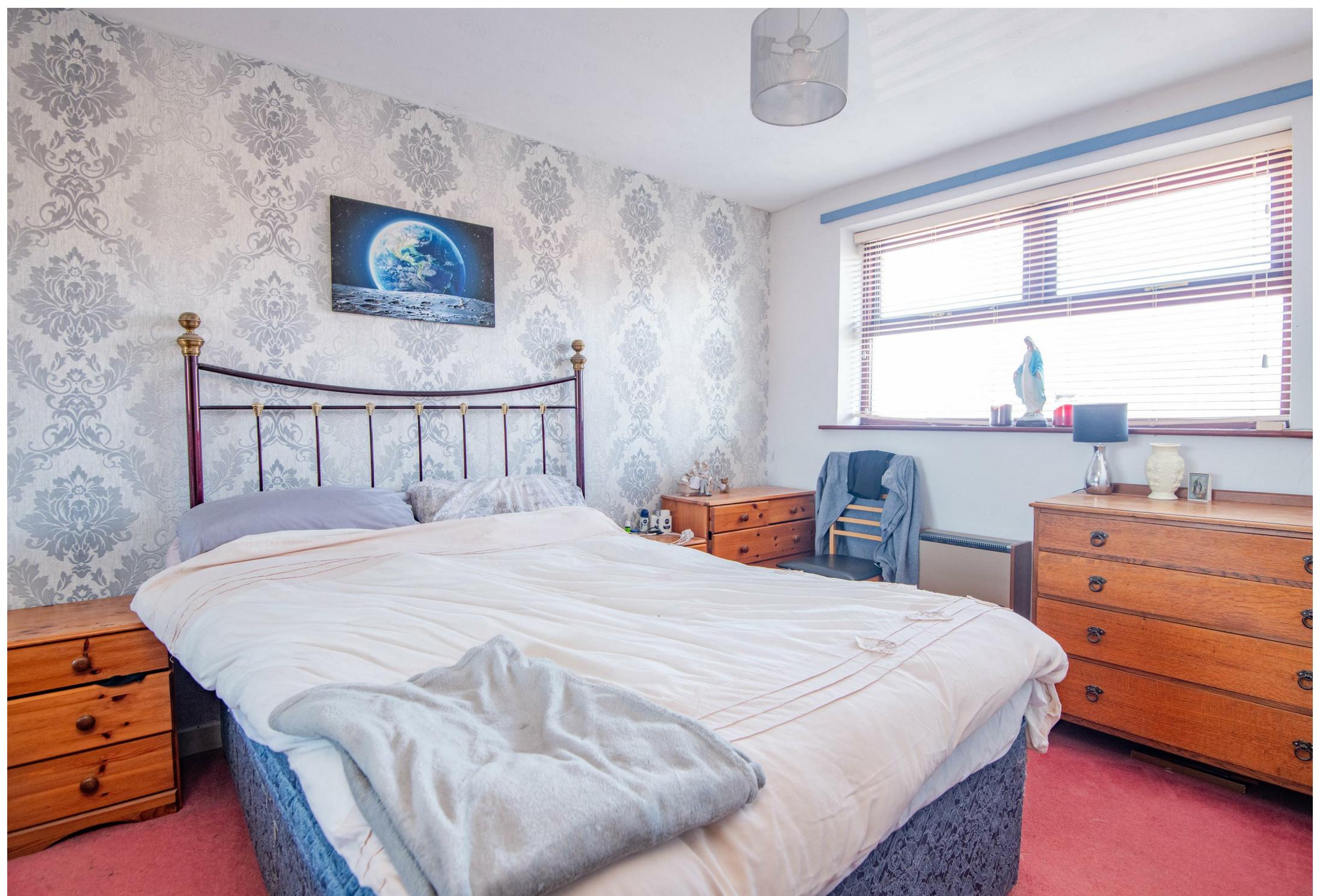
Offers Over £159,995

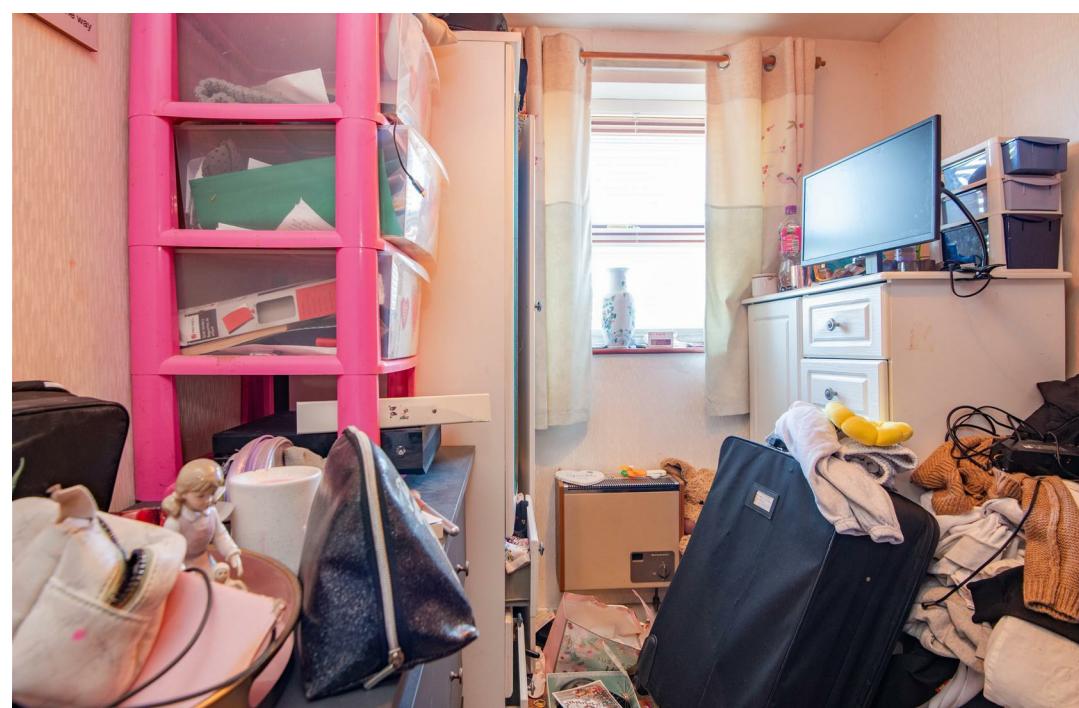
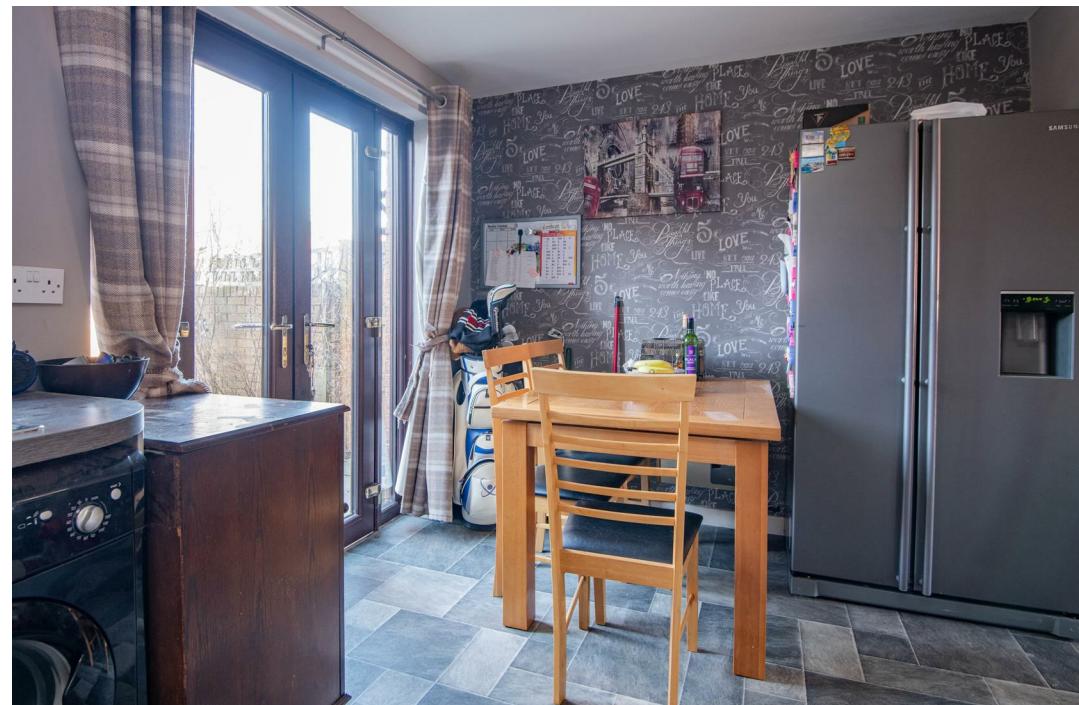
Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached home, perfectly suited to families looking for comfortable and practical living in a popular residential area of Chorley. Offering a spacious layout and a welcoming feel throughout, the property provides an excellent balance of everyday functionality and modern living. Situated close to a range of local amenities including shops, supermarkets, schools and leisure facilities, this home is ideally positioned for family life. Chorley town centre is easily accessible and offers a wider selection of retail and dining options, while nearby parks and outdoor spaces provide great opportunities for recreation. Excellent travel links are close by, with regular bus routes, nearby train stations offering connections to Manchester and Preston, and convenient access to the M61 and M6 motorways for commuters travelling further afield.

Entering the property, you are welcomed by an entrance hallway which provides access to the first-floor stairs and leads through to the spacious lounge. The lounge offers a comfortable and versatile living space, enhanced by a wall-mounted electric fire which creates a warm focal point, ideal for relaxing with family or entertaining guests. The room flows seamlessly into the kitchen/diner, creating an open yet defined layout that is perfect for modern family living. The kitchen/diner offers ample room for both cooking and dining, making it a sociable hub of the home with plenty of space for everyday meals and gatherings alike.

Heading upstairs, the landing leads to three well-proportioned bedrooms, providing flexible accommodation suitable for growing families, guest rooms or even a home office. The master bedroom benefits from built-in wardrobes, offering practical storage while maximising floor space. Whilst the family bathroom completes the first-floor layout, serving the household with a clean and functional design.

Externally, the property boasts a driveway to the front with space for multiple vehicles, accompanied by a paved walkway leading to the front door and attractive flower beds that create a pleasant first impression. To the rear, the home features a paved garden bordered by surrounding flower beds, offering a low-maintenance outdoor space ideal for outdoor dining or relaxing, alongside a handy and versatile shed for additional storage or hobbies. Combining generous living space, practical features and a convenient location, this detached home presents an excellent opportunity for families seeking a move-in-ready property in the heart of Chorley.

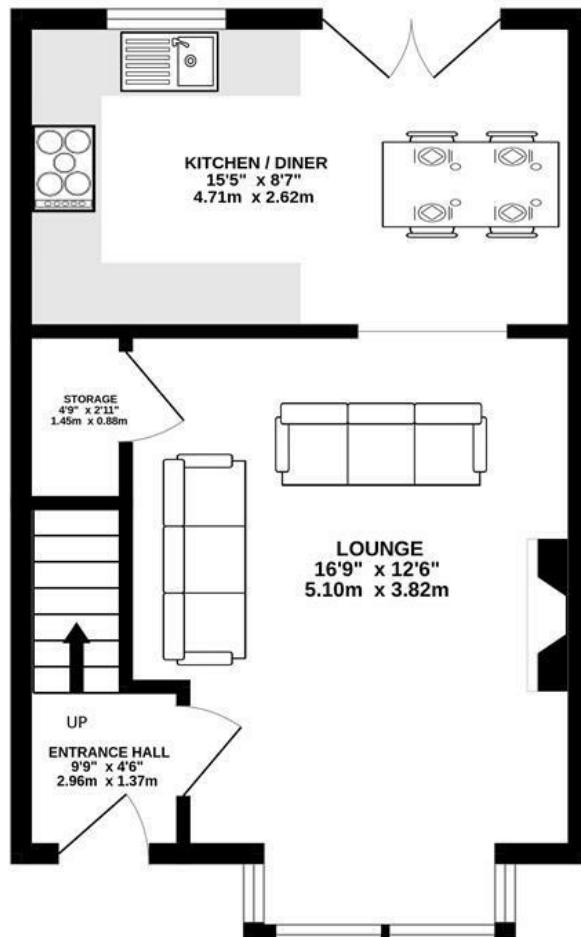




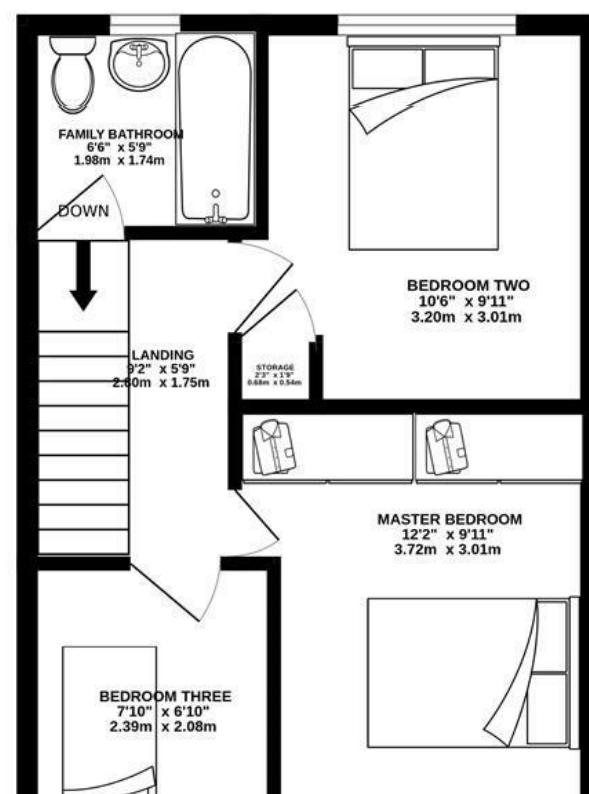


# BEN ROSE

GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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