



## Pilling Lane, Chorley

**Offers Over £229,995**

Ben Rose Estate Agents are delighted to present to the market this charming two-bedroom semi-detached bungalow, situated within a highly sought-after residential area and conveniently located within walking distance of Chorley Town Centre. Perfectly suited to solo buyers, couples, or those looking to downsize, this beautifully updated home offers modern and comfortable living throughout. The property has been neutrally decorated to a very high standard by a professional painter and decorator, creating a bright and contemporary feel throughout, whilst also benefiting from a newly fitted modern kitchen and an extensive programme of recent renovations and upgrades.

Excellent travel links are available nearby with easy access to the M6 and M61 motorways, making commuting to major North West towns and cities highly convenient. Residents can also enjoy the scenic Lancashire countryside alongside a fantastic range of local schools, shops, cafés, and everyday amenities.

Internally, the property welcomes you into an inviting entrance hall leading through to the spacious front lounge. This attractive reception room is enhanced by a beautiful bay-fronted window, allowing natural light to flood the space, alongside a charming feature fireplace that creates a warm and cosy atmosphere.

Progressing through the home, the newly fitted modern kitchen offers a stylish and practical layout complete with integrated appliances including a built-in induction hob, oven, and dishwasher. The kitchen also benefits from new flooring, excellent storage and workspace, and direct access to the rear garden.

Returning through the hallway, you will find two generously sized bedrooms, with the master bedroom benefiting from a lovely bay window that further enhances the sense of light and space. Bedroom two offers excellent flexibility for use as a guest room, home office, or additional reception space. The three-piece shower room is conveniently located off the hall and has been fitted with a modern new suite and flooring installed approximately six months ago.

The property has undergone extensive improvements in recent years including new windows and doors throughout, all ceilings reboarded, skimmed and replastered, new spotlight lighting throughout, new chrome switches and sockets, and restored internal doors and handles completed by a professional joiner and decorator. Additional enhancements include a new loft access hatch with fitted ladders, professionally installed mains-connected smoke and heat alarms fitted approximately 12 months ago, new carpets throughout, and professionally fitted blinds and curtains by Hilarys Blinds installed within the last 12 months.

Externally, the front of the property boasts a professionally laid low-maintenance slate chipped driveway providing off-road parking for one vehicle. To the rear is a beautifully kept garden featuring a generous lawn, established plants and shrubs, secure wooden fencing, and a paved patio seating area ideal for relaxing or entertaining during the warmer months. The property also benefits from newly installed fencing and a side access gate providing additional privacy and security, along with a detached garage offering valuable storage and practicality to this wonderful home.













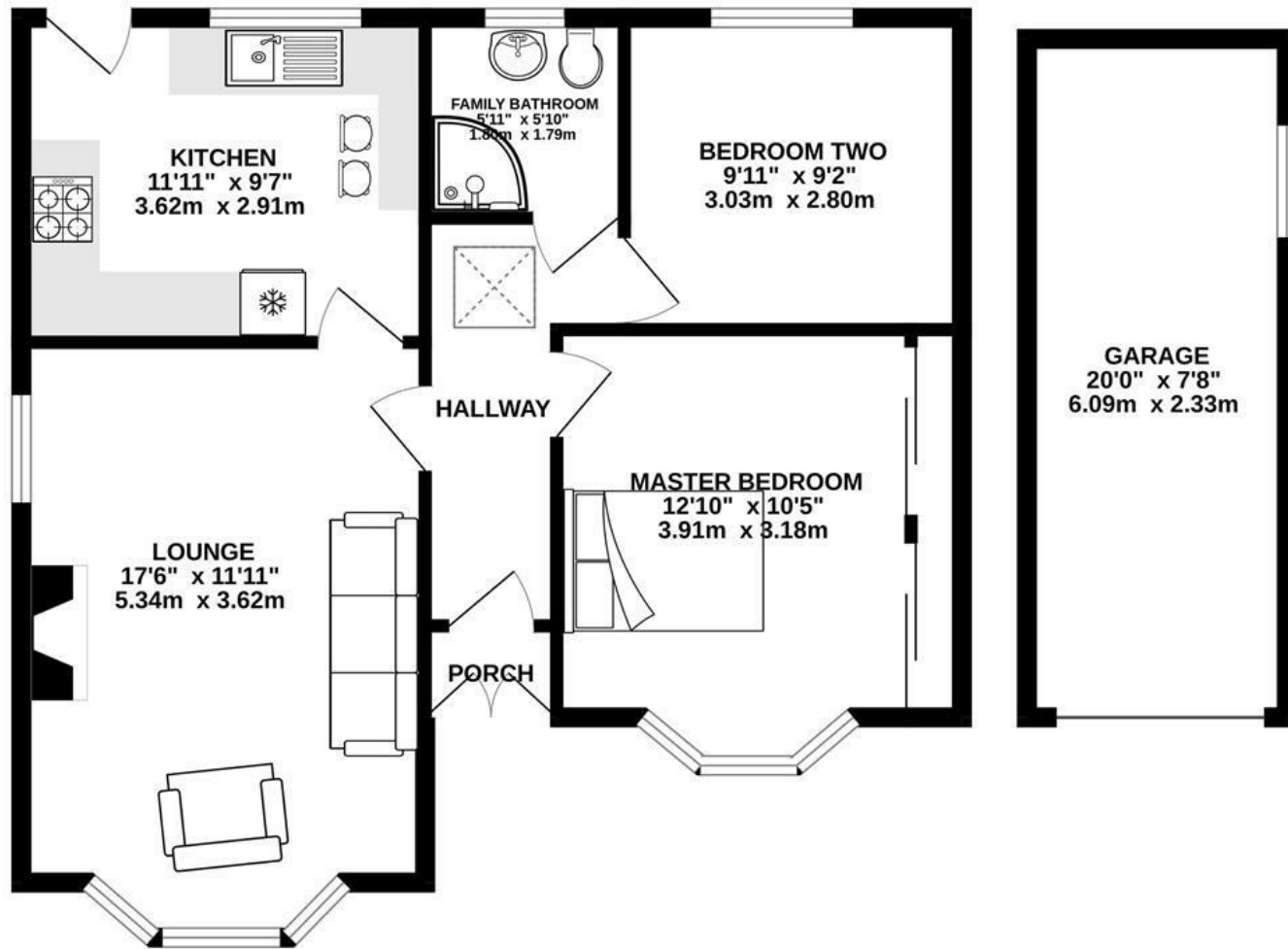








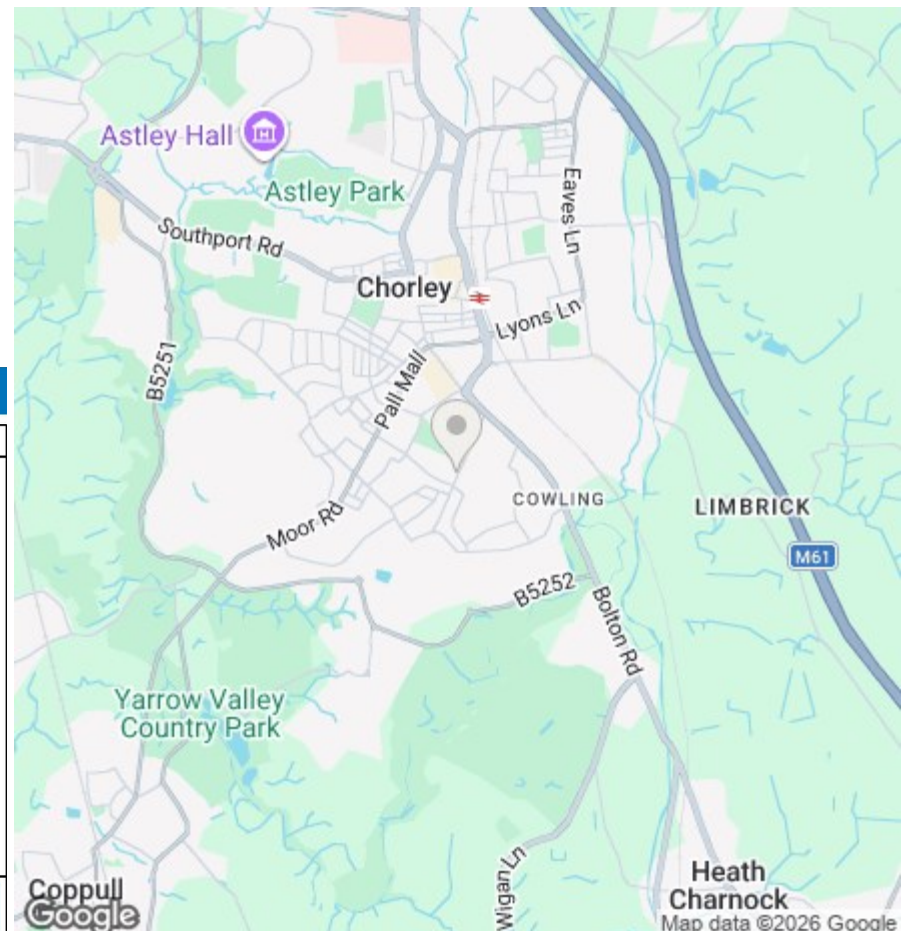
GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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>	<b>67</b>	<b>76</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	