



## Yew Tree Close, Chorley

**Offers Over £209,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, offered with NO CHAIN, and situated within a quiet cul-de-sac in the ever-popular area of Chorley, Lancashire. Ideal for first-time buyers looking to step onto the property ladder, this home provides a fantastic blank canvas with spacious accommodation throughout and excellent potential to personalise. The property enjoys a convenient position close to a wide range of local amenities including supermarkets, shops and well-regarded schools, as well as being just a short drive from Chorley town centre. For commuters, Chorley railway station offers direct links to Manchester and Preston, while excellent motorway connections via the M61 and M6 provide easy access to surrounding towns and cities such as Preston, Bolton and Manchester. Nature lovers will also appreciate the home backing directly onto Yarrow Valley Park, offering scenic walks and green open space right on your doorstep.

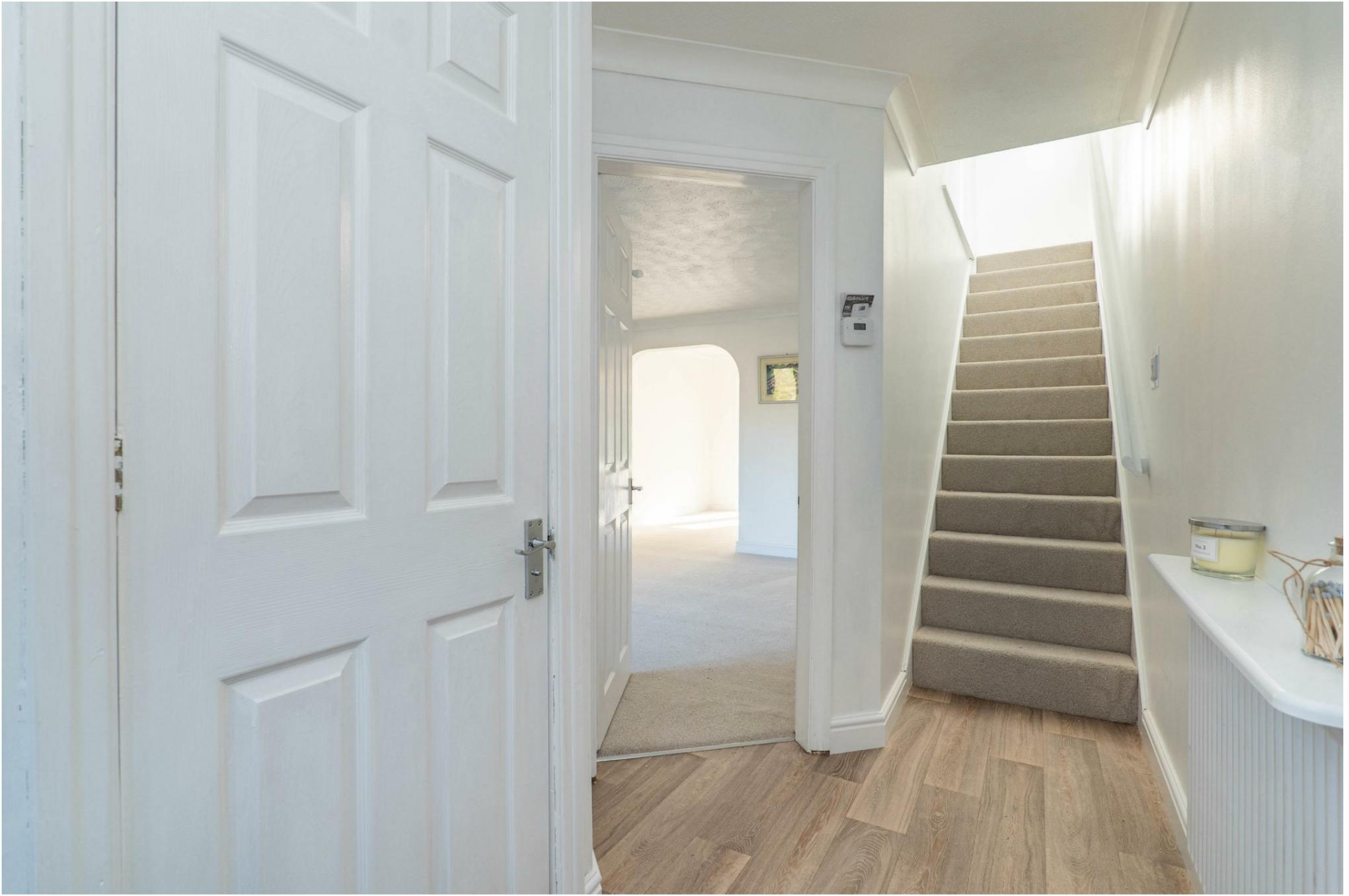
Upon entering the home, you are welcomed into a bright reception hall with access to the first floor and a convenient ground floor WC. To the front sits a spacious lounge, centred around a feature fireplace, creating a cosy yet generous living space. The lounge flows seamlessly into the dining room, making it ideal for both everyday family living and entertaining guests. From here, double doors lead into a bright and airy conservatory overlooking the rear garden, providing an additional versatile reception space filled with natural light. The kitchen is also accessed from the lounge and offers ample worktop and storage space, along with access to the driveway and useful under stair storage.

Moving upstairs, the first floor hosts three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and its own three-piece en-suite shower room, offering a touch of privacy and convenience. The second bedroom also features fitted storage, while the third bedroom provides flexibility for use as a nursery, home office or guest room. Completing the first floor is a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property sits on a pleasant plot within the cul-de-sac. To the front, there is a driveway providing off-road parking for up to two cars. To the rear, you'll find a generous garden mainly laid to lawn with hedging surround, offering both privacy and a great space for outdoor enjoyment. With the added benefit of backing onto Yarrow Valley Park, this home offers a wonderful balance of convenience and green surroundings, making it an excellent opportunity for first-time buyers seeking a well-located home with plenty of potential.



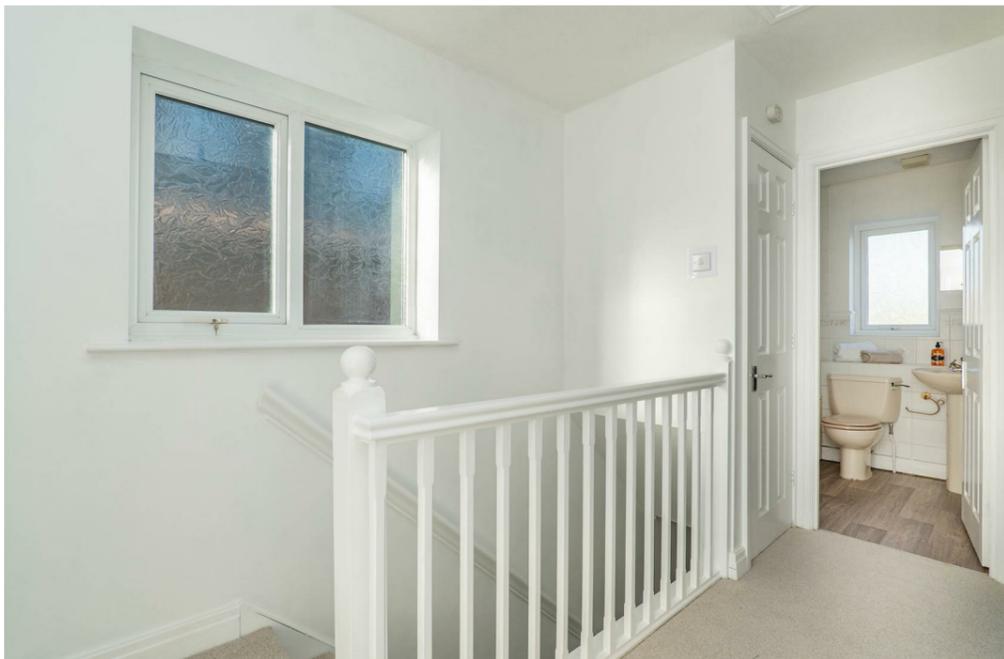












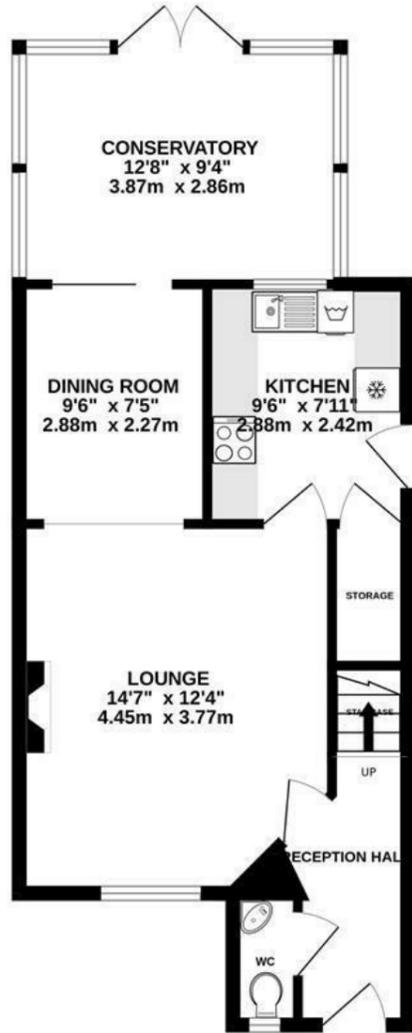






# BEN ROSE

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

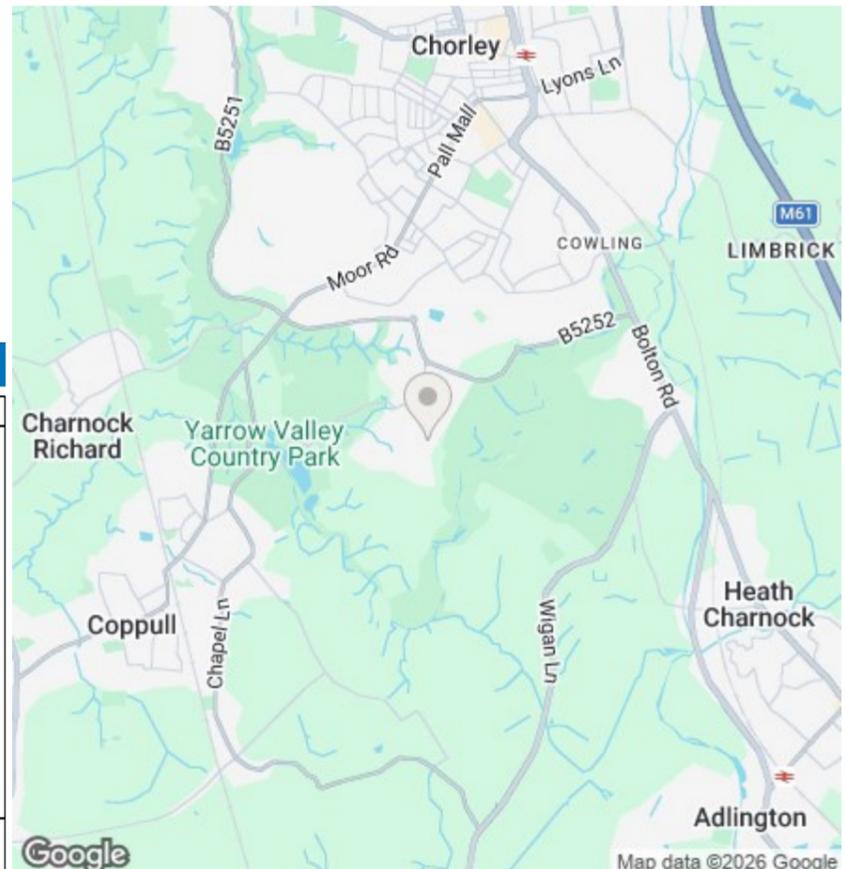


TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	