



Rookwood Avenue, Chorley

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom detached bungalow, situated within a highly sought-after area of Chorley, Lancashire. Ideally located within walking distance of Chorley town centre, the property offers convenient access to a wide range of local amenities, including shops, supermarkets, restaurants, pubs, and well-regarded schools.

The area also benefits from superb transport links, with Chorley railway station providing direct connections to Preston and Manchester, alongside easy access to the M6 and M61 motorways. Scenic green spaces such as Astley Park are also just a short walk away, making this an ideal home for those seeking a balance of convenience and lifestyle.

Stepping into the property, you are welcomed into the entrance entrance hallway. To the left, you will find a spacious lounge, featuring a central fireplace and a large window overlooking the front aspect, allowing for plenty of natural light.

Moving back through the hallway, you enter the kitchen/diner. The fitted kitchen offers ample storage and space for integrated appliances, while the dining area provides generous room for a dining table and benefits from a door leading out to the side of the property.

Continuing through the home, you will find three well-proportioned bedrooms, with the second bedroom benefiting from fitted wardrobes. A modern three-piece family bathroom, complete with an over-the-bath shower, completes the internal accommodation.

Externally, the front of the property features a well-maintained stone garden alongside a private driveway, providing off-road parking for multiple vehicles and leading to an attached garage. The garage is equipped with power and lighting and is accessed via an up-and-over door.

To the rear, there is a generously sized south-east facing garden, featuring a spacious lawn, a flagged patio, and a raised stone seating area. The garden is further enhanced by a variety of established plants, an apple tree, and a useful storage shed, creating an ideal setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid any potential disappointment.







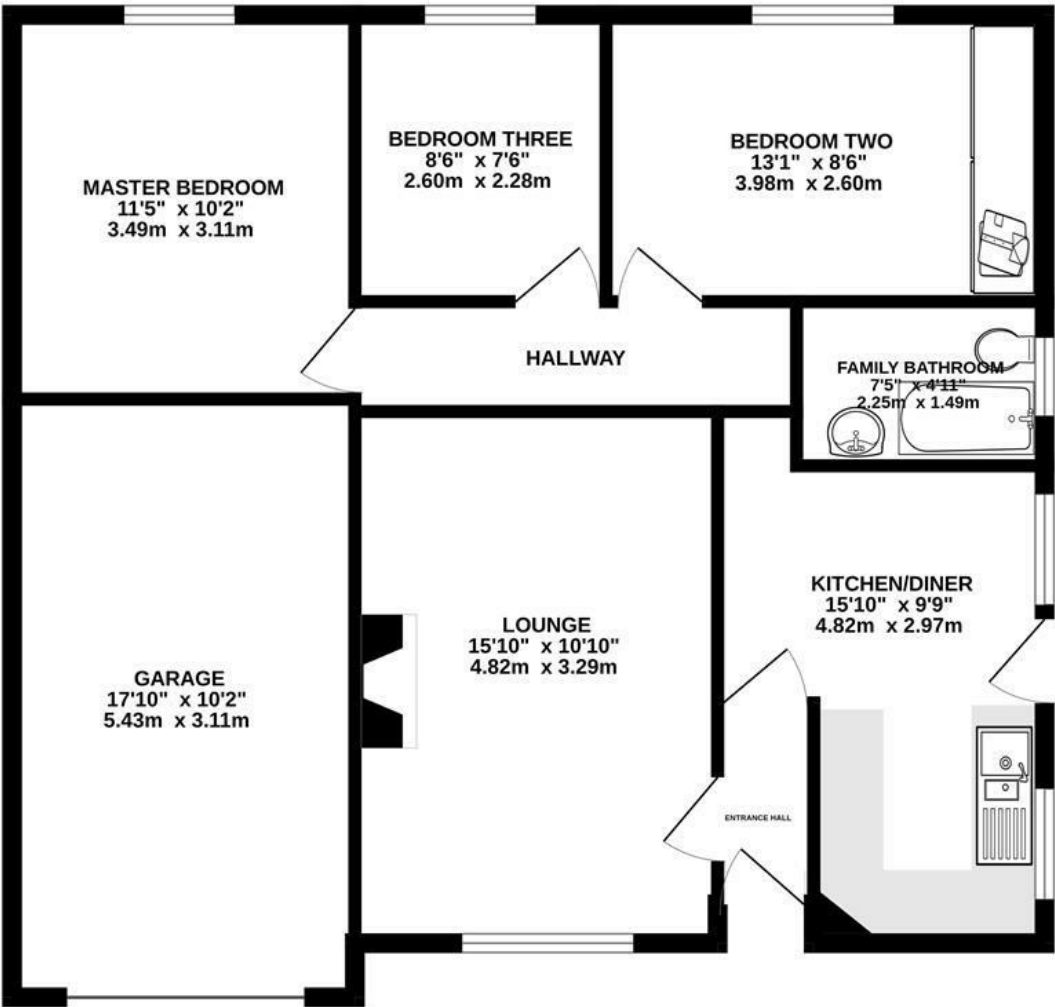






BEN ROSE

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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) 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		
	67	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

