



## Long Meadows, Chorley

Offers Over £174,995

Ben Rose Estate Agents are delighted to bring to market this three bedroom, semi detached property near to the town centre of Chorley. This would be an ideal home for a couple or small family offering good space throughout. The property is a Four minute drive away from Chorley town centre and its superb local schools, supermarkets and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways and Chorley train station.

Entering the home through the front porch you are greeted by a welcoming hallway, home to a convenient WC. Across is the kitchen with ample worktop space for all your cooking needs as well as integrated appliances such as a hidden fridge freezer, cooker, sink, washing machine and dishwasher. Moving into the house is the bright and spacious lounge. With a feature fireplace and ample room for sofas, this is the perfect place for relaxing and socialising. Under stair storage adds more practicality to the space as well. Completing this floor is the garden room with its solid roof, ensuring better heat retention. This is a great space for a dining table or just for watching the garden.

Moving upstairs you will find three well appointed bedrooms two of which are both spacious double and both host large built in wardrobe space ensuring convenience for all your storage needs. Completing this floor is the airy four piece family bathroom with a corner bath, shower, sink and toilet.

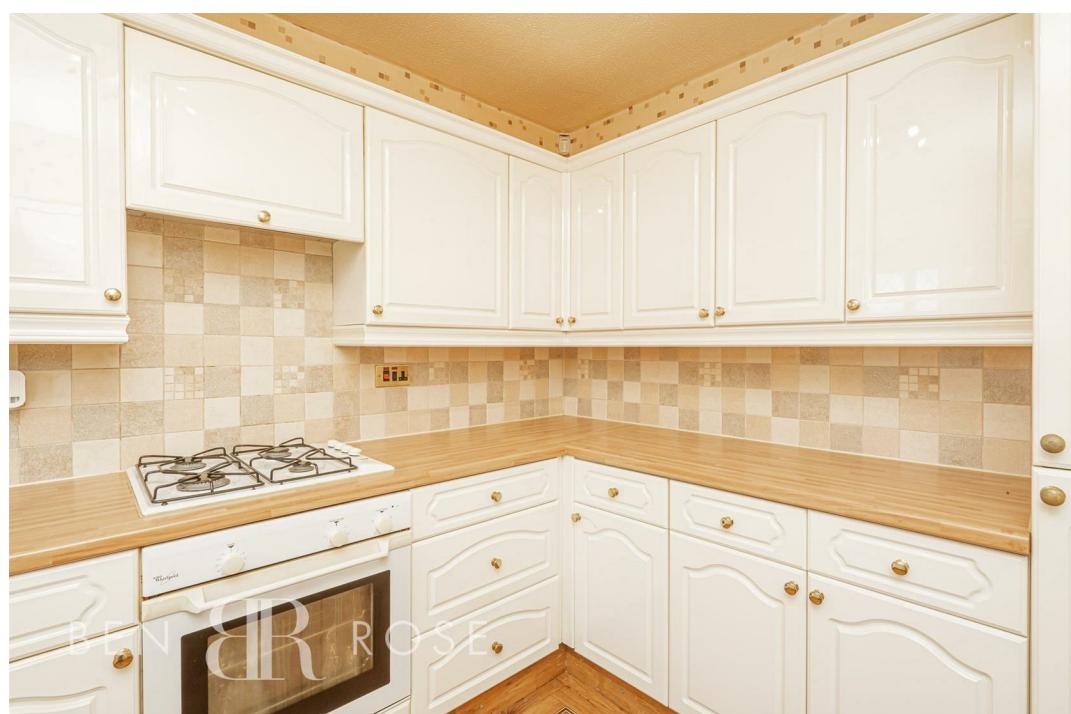
Externally the property offers a private low maintenance back garden that provides access to the separate garage. As well as the garage there is a driveway for off the road parking. Overall this home would be ideal for small families or even first time buyers looking to move to the area.



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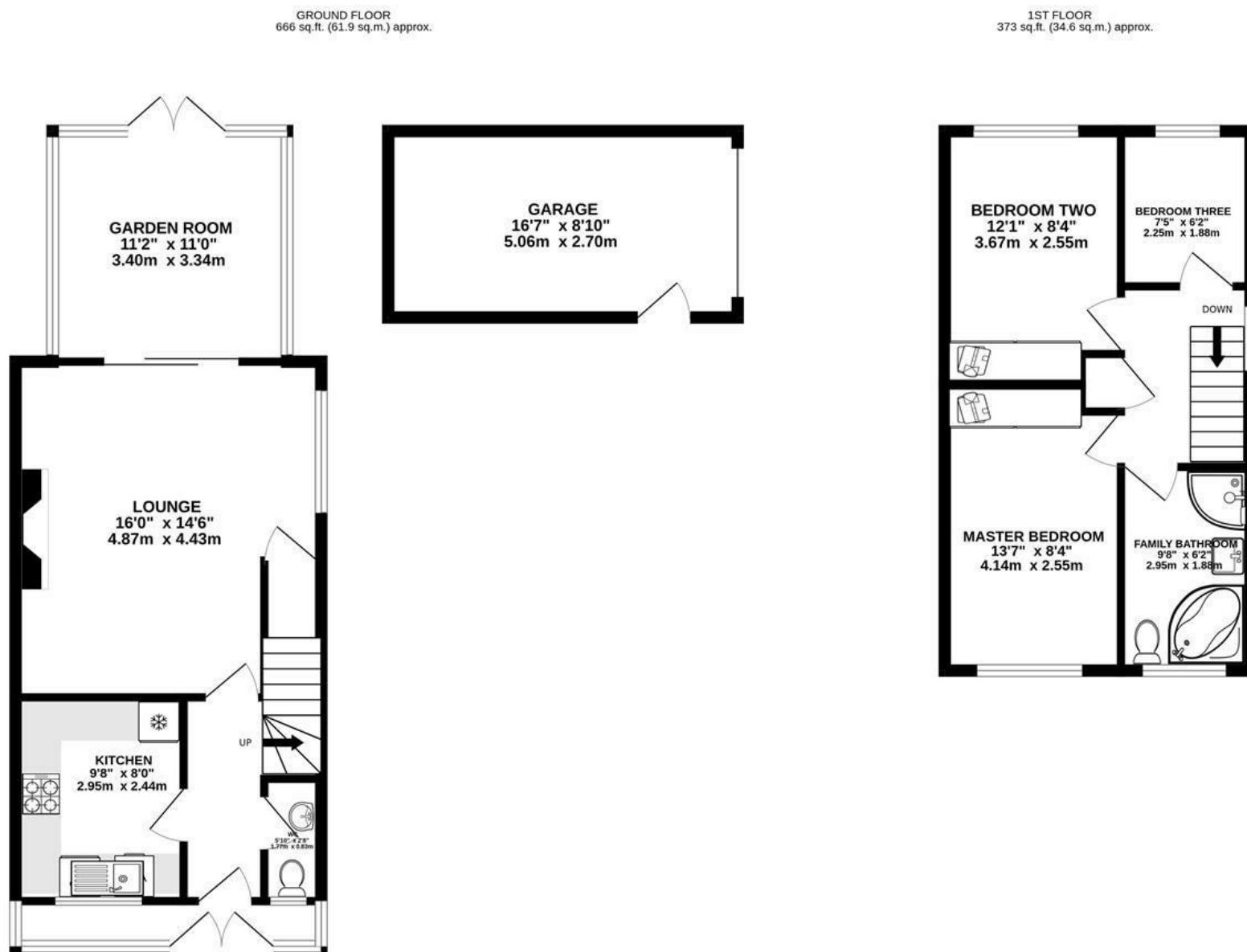
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**TOTAL FLOOR AREA : 1039 sq.ft. (96.5 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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)	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		
<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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

