



Walleys Road, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom home, ideally located in the heart of Chorley, Lancashire. Nestled on a quiet residential street, this property offers an excellent opportunity for first-time buyers looking to step onto the property ladder—with the added benefit of no onward chain. The location is ideal, boasting excellent transport links. Chorley train station is just a short walk away, while the nearby M61 motorway provides convenient access to Preston, Manchester, and beyond. A variety of local shops, highly regarded schools, and picturesque parks are also within easy reach, ensuring that daily essentials and leisure opportunities are close at hand.

Stepping into the property you will find yourself in the welcoming hallway where a staircase leads to the upper level. To the right, you'll find the spacious lounge, featuring a beautiful bay window and a charming log burner fire. Continuing through, you enter the open-plan kitchen/diner. The fitted kitchen offers ample storage along with room for freestanding appliances. There is plenty of space for a family dining table, as well as convenient access to under-stairs storage and a separate door leading out to the rear garden. Completing the ground floor is a versatile playroom located just off the kitchen/diner. This flexible space could also serve as a utility room, home office, or be adapted to suit your individual needs.

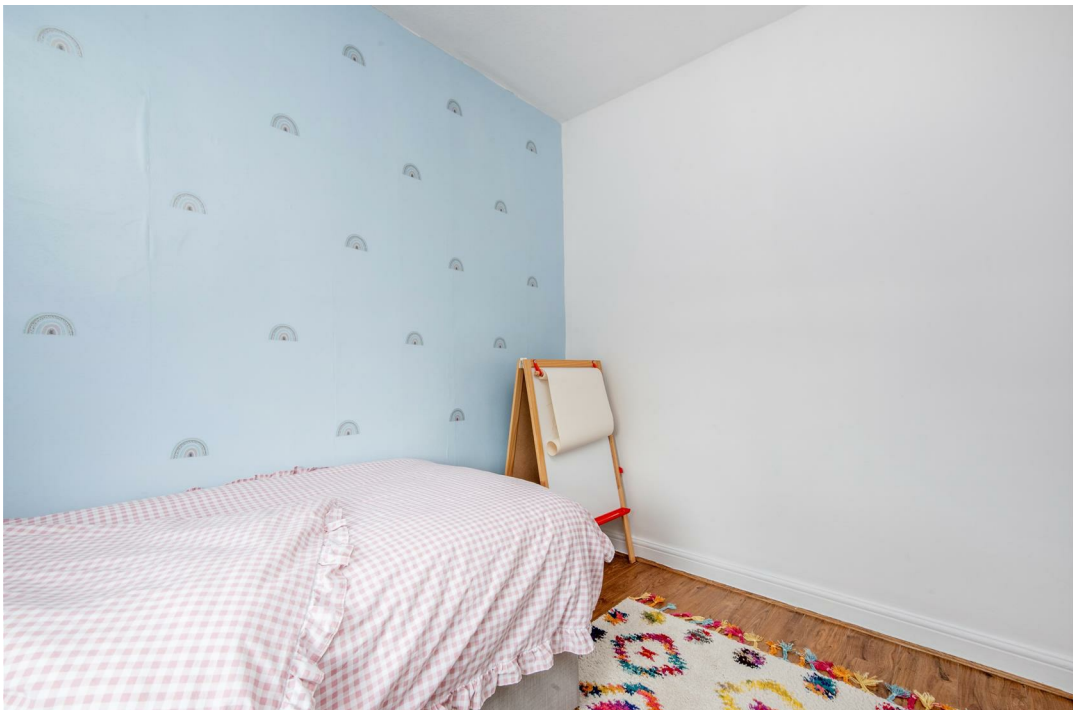
Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A spacious four-piece family bathroom completes this level. The home also includes a fully boarded loft with a convenient pull-down ladder, providing additional storage space.

Externally, the front of the property features a lawned garden and a footpath leading to the front door, with ample on-street parking available. To the rear, a generously sized garden includes a flagged patio and an enclosed lawn, offering access to the detached double garage.

Early viewing is highly recommended to avoid disappointment.







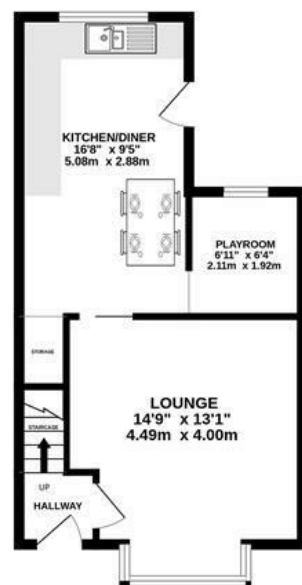






ROSE

1ST FLOOR
364 sq.ft. (33.8 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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