BEN ROSE

Clifton Grove, Chorley

Offers Over £214,995

Ben Rose Estate Agents are pleased to present to market this well-maintained three bedroom semi-detached home, offering generous accommodation, attractive gardens and excellent potential for those looking to modernise and create a home to their own taste. Offered for sale with no onward chain, the property would make an appealing purchase for first-time buyers looking for a home they can put their own stamp on, or investors seeking a property with scope to add value. Situated in a popular residential area of Chorley, the home is well placed for a range of everyday amenities, schools, shops and supermarkets, whilst Chorley town centre is within easy reach for a wider selection of independent shops, restaurants, bars and leisure facilities. Excellent transport links are also close by, with Chorley railway station providing services towards Preston, Manchester and Blackpool, whilst the M61 offers convenient connections towards Preston, Bolton and the wider motorway network. The surrounding area also benefits from attractions such as the much-loved Astley Park and historic Astley Hall, providing plenty of green space and leisure opportunities close to home.

Stepping inside, a large entrance hall provides a welcoming first impression and offers useful storage before leading through to the main living accommodation. The lounge is a particularly pleasant space, featuring a bay window which brings plenty of natural light into the room alongside a fireplace creating a focal point. Large double doors then lead through to the impressive kitchen diner, which can be left open to create a more connected feel between the two spaces. The kitchen itself is long and practical in design, with a good range of storage and multiple windows helping to keep the room bright and airy. To the rear, a conservatory provides a further versatile reception space and offers an enjoyable spot from which to appreciate the garden.

To the first floor the master bedroom and bedroom two are both generously proportioned double bedrooms, with each benefiting from built-in storage. Bedroom three provides a useful single bedroom which could also work well as a home office, dressing room or nursery depending on the buyer's needs. The landing benefits from a large window, creating a bright and airy space, whilst access is provided to the loft. Completing the accommodation is the family bathroom, which is fitted with a three-piece suite and offers further scope for modernisation.

Externally, the property benefits from a large driveway to the front, providing off-road parking for two vehicles, alongside a well-maintained lawned front garden with established shrubs which creates an attractive approach to the home. To the side, gated access leads to a separate area and through to the detached garage, providing useful additional storage. The rear garden offers a beautiful and well-maintained outdoor space with plenty of lawn and established planting, providing a pleasant setting for relaxing or entertaining during the warmer months. With its generous room proportions, three bedrooms, detached garage, attractive gardens and no onward chain, this is a property offering a fantastic opportunity for a buyer to modernise and personalise a well-maintained home in a convenient Chorley location.

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Hotpoint
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SMART
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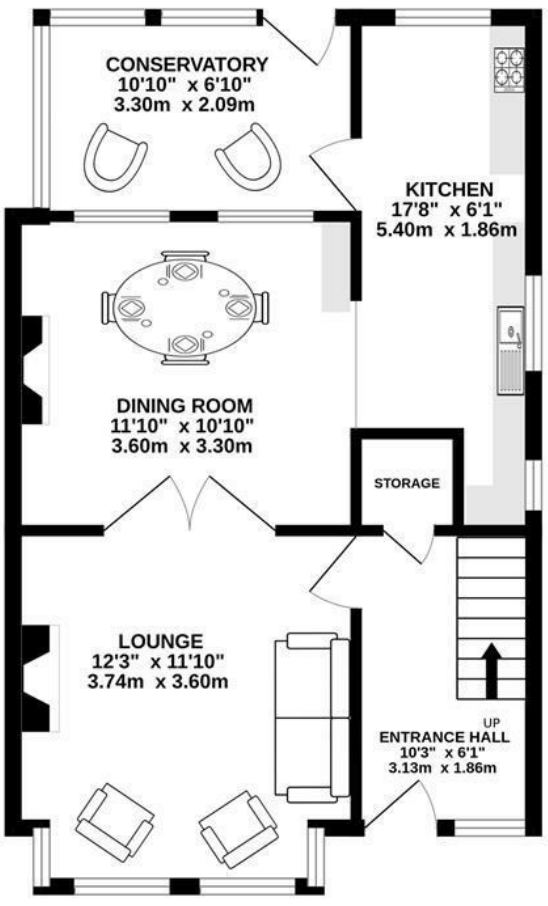
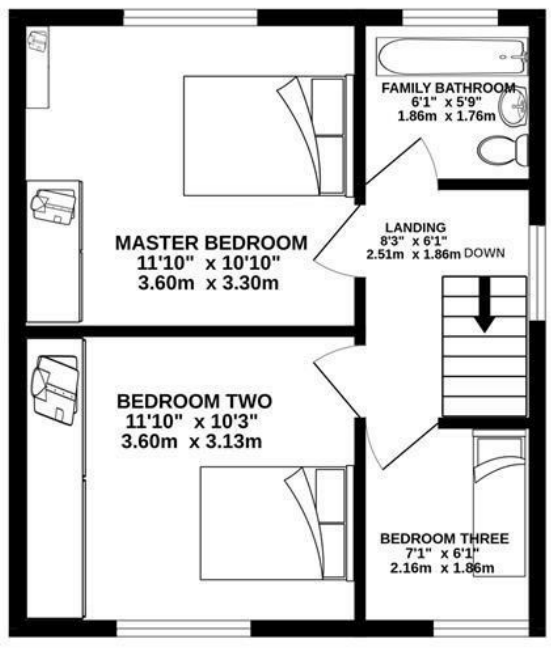
Extra Rinse
Easy Iron
Key Lock
Temp
Spin
Delay

BEN ROSE

GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



FIRST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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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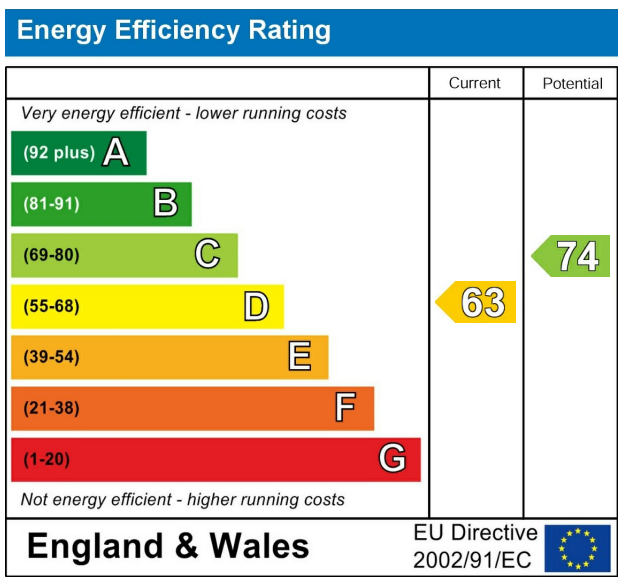
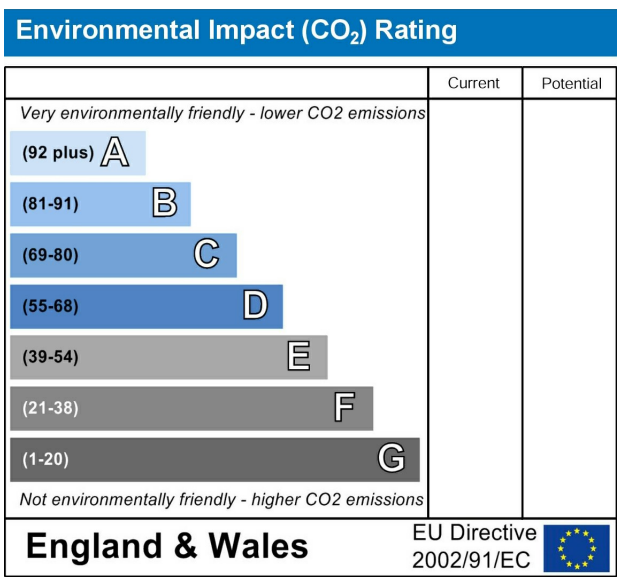
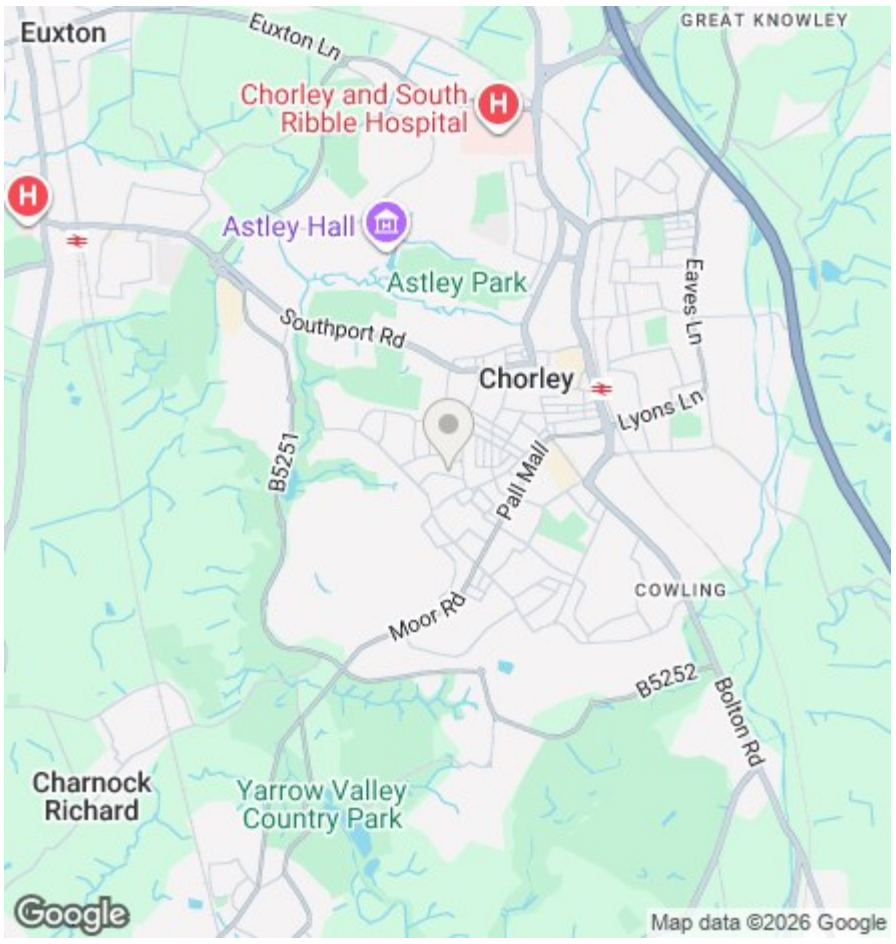
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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