



Wymundsley, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated within a quiet cul-de-sac in a sought-after area of Chorley. Offered to the market with NO CHAIN, this home presents an excellent opportunity for first time buyers looking to put their own stamp on a property and create a wonderful long-term home. The property offers generous living space throughout, a lovely rear garden, and a versatile layout with plenty of potential. Ideally positioned, the home benefits from easy access to a range of local amenities including supermarkets, schools, cafés, and leisure facilities, whilst Chorley town centre is only a short drive away. Excellent travel links are nearby with convenient bus routes, Chorley train station offering direct routes to Manchester and Preston, and easy access to the M61 and M6 motorways, making commuting simple. Nearby attractions such as Astley Park and surrounding countryside walks also add to the appeal of the location.

Upon entering the home, you are welcomed into a vestibule with the staircase located off, creating an inviting first impression. From here, you enter the spacious front lounge which offers a comfortable setting for relaxing and entertaining. Moving through the property, you'll find the kitchen/diner which features an integrated oven and dishwasher along with ample worktop and storage space, whilst still comfortably accommodating a dining table. Located just off the kitchen is the useful utility room, created from part of the original garage and providing additional practicality and storage. The garage itself has been separated into two sections but can easily be reverted back if desired. To the rear of the home sits the bright and airy conservatory, enjoying pleasant views over the garden and offering a versatile additional reception space ideal for dining, relaxing, or entertaining guests.

To the first floor, the property offers three well-proportioned bedrooms, each benefiting from fitted storage which helps maximise the available space. The rooms are perfectly suited for a growing family, guests, or even a home office setup if required. Completing the first floor is the three-piece family bathroom fitted with an over-the-bath shower. The home also benefits from a recently fitted new boiler, adding further appeal and peace of mind for prospective buyers.

Externally, the property continues to impress with a generously sized driveway to the front providing off-road parking for up to four vehicles, along with access to the front section of the garage currently utilised for storage. To the rear is a beautiful garden featuring a seating area and a well-maintained lawn, offering a lovely outdoor space to enjoy during the warmer months. With its quiet cul-de-sac position, versatile layout, lovely garden, and fantastic potential as a blank canvas, this is a wonderful opportunity for first time buyers looking to step onto the property ladder in a desirable Chorley location.







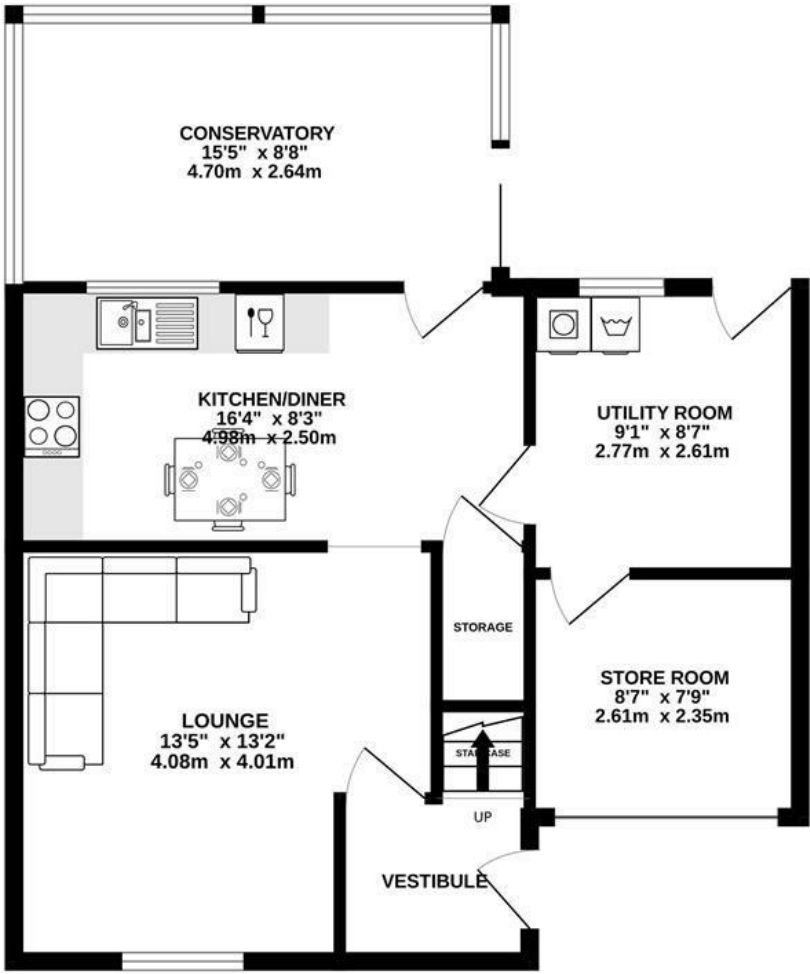




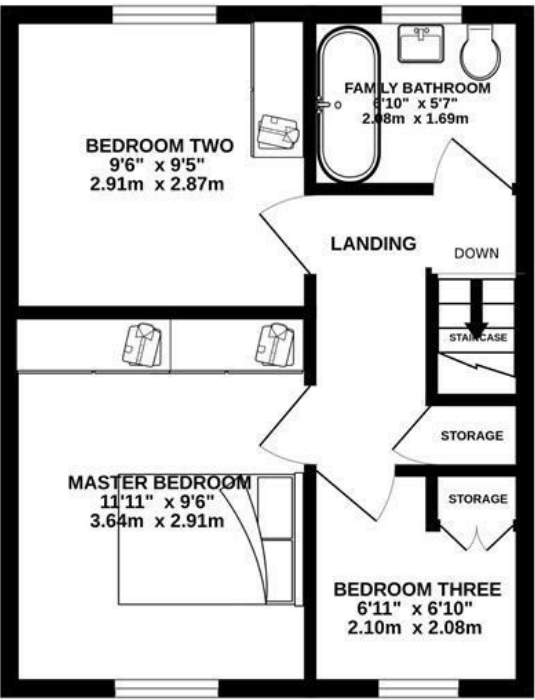


BEN ROSE

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 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		
	72	78
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	

