



St. Hildas Close, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this beautifully decorated and extended semi-detached family home, ideally located within a highly sought-after area of Chorley. Offering generous living space and a versatile layout, this property is perfectly suited to modern family life. The home is conveniently positioned close to Chorley town centre, providing easy access to a wide range of local shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent transport links are available, including Chorley railway station with direct services to Preston and Manchester, frequent bus routes to Preston, Blackburn and Wigan, and straightforward access to the M6 and M61 motorways for commuters.

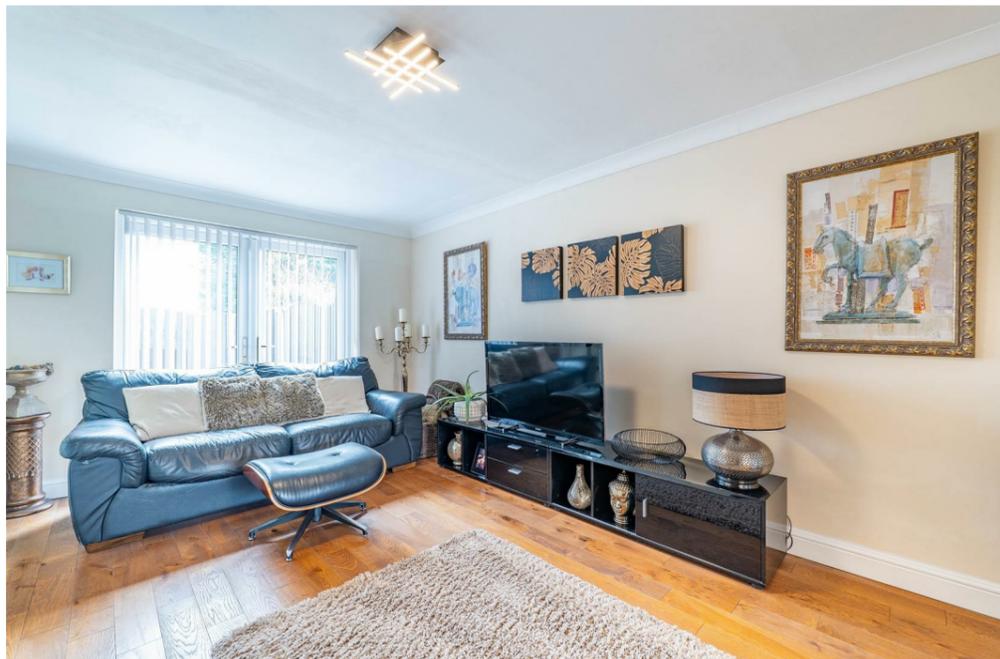
Stepping inside, the entrance hall leads through to a spacious front lounge, enhanced by a bay window and an attractive feature fireplace, creating a welcoming and comfortable space. Double doors open into the large dining room at the rear, an ideal setting for family gatherings and entertaining, with French doors that allow plenty of natural light and provide access to the garden. Completing the ground floor is an impressive full-width kitchen and breakfast room, fitted with a bespoke kitchen featuring a gas Rangemaster six-ring cooker with double oven, integrated dishwasher and ample cupboard space, along with a door leading outside. The integral garage offers excellent storage or further potential, subject to requirements.

The first floor provides well-balanced accommodation, comprising a generous master double bedroom, two further double bedrooms and an additional single bedroom, perfect for use as a home office or nursery. The floor is served by a contemporary three-piece family bathroom with a freestanding bath, alongside a stylish shower room with a walk-in shower, offering practicality for busy households.

Externally, the property benefits from a paved driveway providing off-road parking for two vehicles, as well as access to the garage. To the rear is a well-maintained garden featuring a paved patio area, a raised corner wooden seating deck, and neatly kept lawns bordered by mature plants, trees and shrubs. Additional notes include the extended ground floor layout, enhancing both space and functionality, making this a superb family home in a desirable Chorley location.



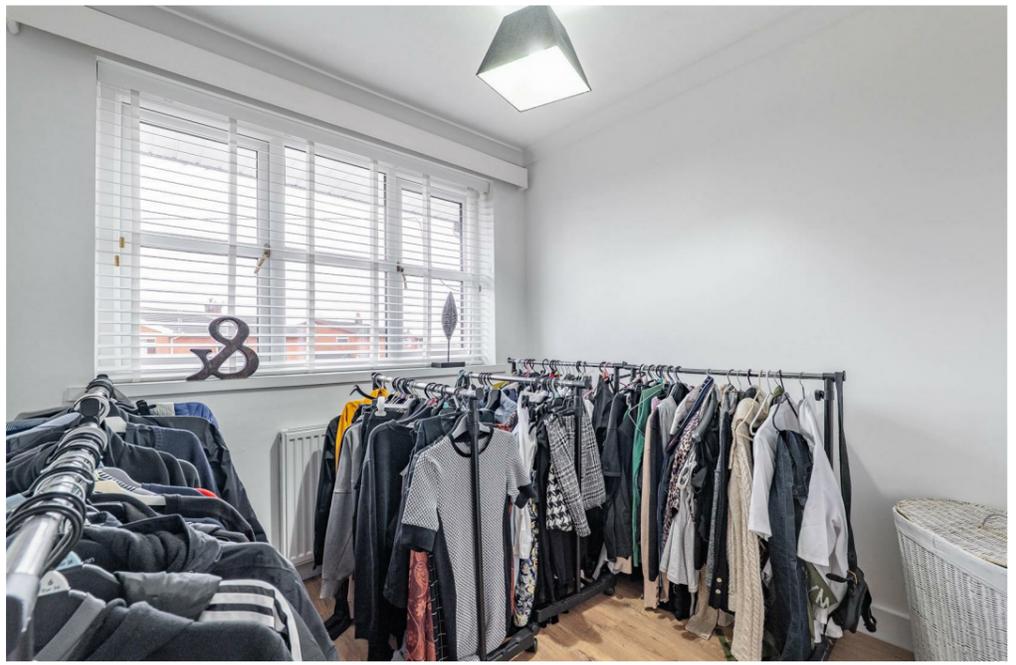










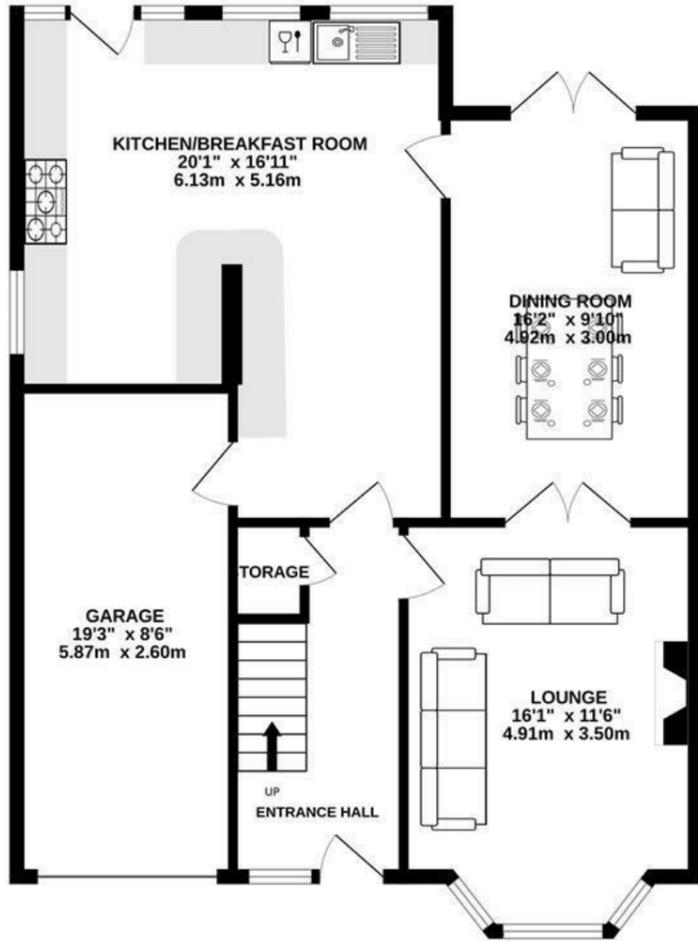




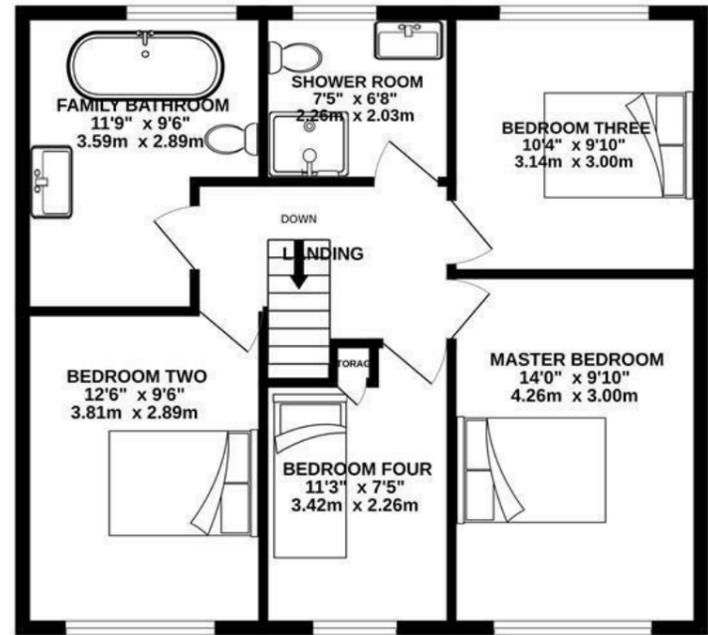




GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.

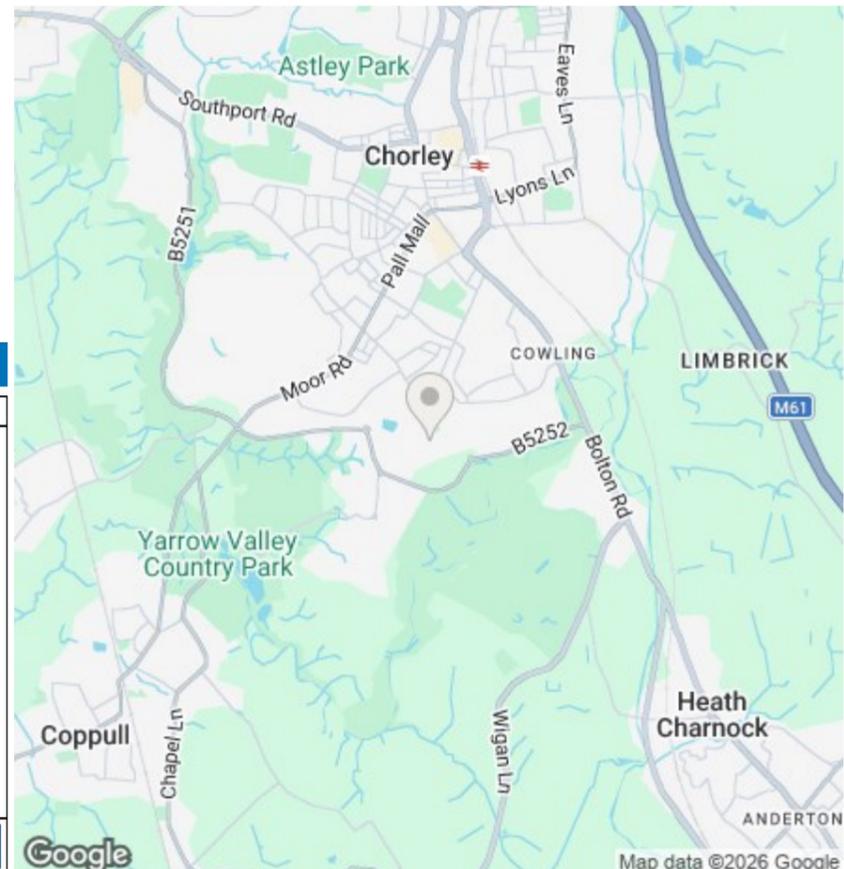


TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

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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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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
(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	