



## The Crescent, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property, nestled in the heart of Chorley. This would be an ideal home for first-time buyers looking to step onto the property ladder. Positioned just a short walk from Chorley town centre, it benefits from an array of superb local schools, shops, and amenities. The property is ideally located for commuters, with fantastic travel links via the nearby M6 and M61 motorways. Chorley hospital is also a short walk away. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

As you enter the home, you are welcomed into a bright and inviting entrance hall that provides access to the stairs and majority of the ground floor rooms. To your right is the spacious lounge/diner, benefiting from dual aspect windows that flood the room with natural light. This comfortable living space features a gas fireplace and has ample room for a three-piece sofa set as well as a dining table, making it perfect for both relaxation and entertaining.

The kitchen, located to the left of the home, is of good size and boasts ample wall and base units, along with large under-stair storage that can be utilised as a pantry. There is space for freestanding appliances, and from here, you can access the utility room and downstairs WC. The utility room offers additional worktops and plumbing for a washer and dryer, as well as direct access to the garden.

Moving up to the first floor, you'll find three well-proportioned double bedrooms, all benefitting from fitted wardrobes. The generous landing connects these rooms seamlessly, creating a spacious and airy feel. The master bedroom spans the entire length of the property, featuring dual aspect windows that enhance the sense of space and light. Completing this floor is a, three-piece family bathroom with a bath, perfect for unwinding after a long day.

Externally, the property boasts a good-sized front garden with a neat lawn and gated access, along with a private driveway that can comfortably accommodate two cars. To the rear, you'll find a substantial garden, offering a mix of lawn, patio, decking, and gravelled areas, providing plenty of space for outdoor activities and summer entertaining. The garden is lined with tall fencing, ensuring privacy, and includes a generously sized shed for garden tools and storage.

Other notable features include a new boiler installed as of 2022.





















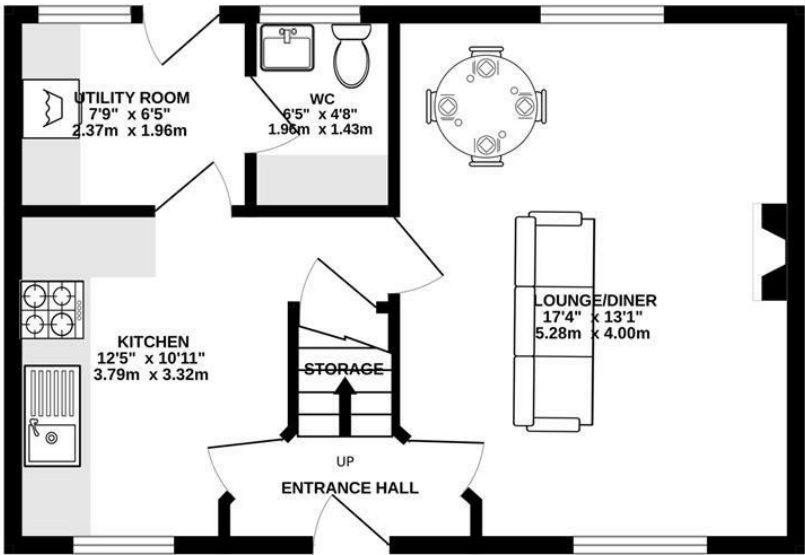




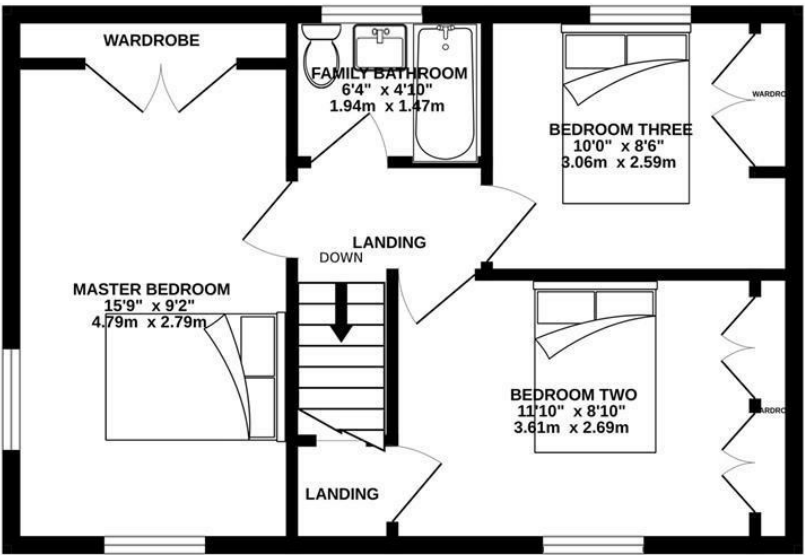


BEN ROSE

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

