



## Keepers Wood Way, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this stunning three-bedroom townhouse, situated in a quiet and sought-after neighbourhood in Chorley. This beautifully presented home offers a perfect blend of modern living and convenience, ideal for families and professionals alike. Located within close proximity to the scenic Yarrow Valley Country Park, the property benefits from stunning outdoor spaces while also being just a short distance from local amenities, including shops, restaurants, and well-regarded schools. Excellent travel links are on hand with nearby access to local bus routes, as well as the M61 and M6 motorways, providing easy commuting options to surrounding towns and cities.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, which provides access to all ground-floor rooms. To the right, the contemporary kitchen boasts a front-facing window that fills the space with natural light, complemented by sleek countertops and integrated appliances, including a large hob, double oven, and built-in microwave. There is also ample space for freestanding appliances. Opposite the kitchen, you'll find a convenient WC. Towards the rear of the home, the spacious lounge offers a cosy ambiance, featuring an electric fireplace and a useful under-stairs storage cupboard. Double doors lead seamlessly into the garden room, which serves as a versatile dining space with direct access to the rear garden through another set of double doors, making it perfect for entertaining.

The first floor comprises two well-proportioned bedrooms. Bedroom two is a generous double, benefitting from two windows that allow for an abundance of natural light, as well as a walk-in wardrobe and additional storage space. Bedroom three, a versatile room, is ideal for use as a bedroom, home office or study.

Completing this floor is the modern three-piece family bathroom, as well as a convenient storage cupboard located on the landing that houses the boiler.

The second floor is dedicated to the impressive master bedroom, offering a private retreat with a spacious layout. This bedroom features a built-in wardrobe, a separate storage cupboard, and a stylish three-piece en-suite for added convenience.

Externally, the property boasts a driveway to the front, providing ample off-road parking, boosted by two parking spaces allocated around the side of the terraces. The rear garden is designed for both relaxation and practicality, featuring a decking area with steps leading to a handy shed, along with plenty of seating space—ideal for outdoor gatherings and enjoying the warmer months.

This charming townhouse offers a perfect combination of modern living, generous space, and a fantastic location, making it an excellent choice for potential buyers.



























# ROSE

2ND FLOOR  
278 sq.ft. (25.8 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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