BEN ROSE



Letchworth Drive, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom mid-terraced property, situated in a much sought-after area of Chorley. Offering spacious and well-presented accommodation throughout, this lovely home would be ideal for first-time buyers or a small family looking to settle in a popular location. The property is conveniently within walking distance from Chorley town centre, with its excellent selection of schools, shops and local amenities. Commuters will also benefit from superb transport links, including the nearby train station and easy access to the M6 and M61 motorways. With plenty to offer both inside and out, an early viewing is highly recommended to fully appreciate the standard of accommodation available.

Upon entering the property, you are welcomed into a porch which leads through to the entrance hall, providing access to the staircase, lounge and dining room. To the front of the home is a spacious lounge, featuring an attractive original fireplace and a generous front-facing bay window that allows plenty of natural light to fill the room. The lounge flows seamlessly into the dining room, creating an open-plan layout that is ideal for both everyday living and entertaining. The dining room is generously proportioned, with a newly installed log-burning stove providing a cosy focal point, alongside ample space for a large family dining table and additional furnishings. Continuing through the property, the thoughtfully extended kitchen offers an excellent length of workspace, with dual-aspect windows providing plenty of natural light and a pleasant outlook. There is also direct access to the rear garden, along with useful under-stair storage. The kitchen is fitted with ample wall and base units, an integrated hob and oven, and space for additional freestanding appliances.

To the first floor, there are three well-proportioned bedrooms, including two comfortable double rooms, both benefiting from fitted wardrobes, and a good-sized single bedroom which is currently being used as a home office. Completing the accommodation is a four-piece family bathroom, comprising a bath and corner shower. Further benefits include a fully boarded loft, accessed via a pull-down ladder, providing valuable additional storage space.

Externally, the south west facing rear garden offers a pleasant combination of patio and lawn, creating a versatile space for outdoor dining, relaxing or enjoying time with family and friends. The garden is enclosed by tall fencing for added privacy and also benefits from gated rear access and a useful garden shed. To the front, there is ample opportunity for on-road parking.

Notable improvements include the replastering of the ground floor and the installation of a new roof within the last five years, alongside the recently installed log-burning stove in the dining room. Combining generous living spaces, practical storage and a convenient location, this attractive property would make a wonderful home for a first-time buyer or growing household.






















SWIM THE LAKES









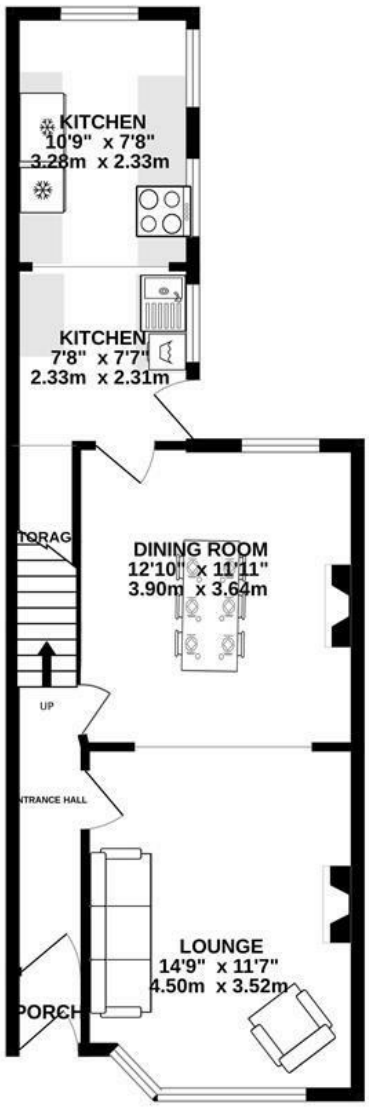




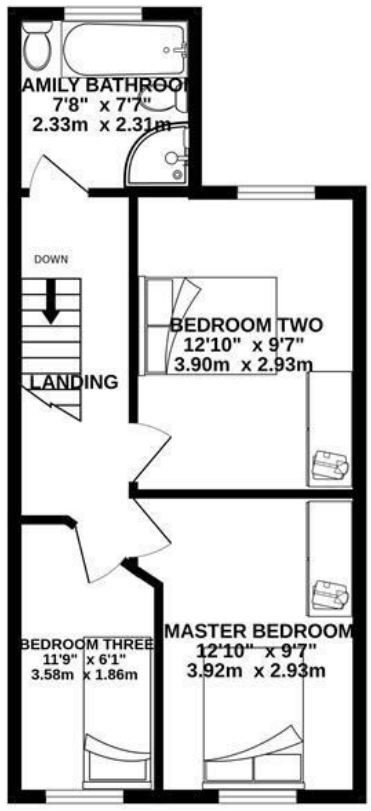


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GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



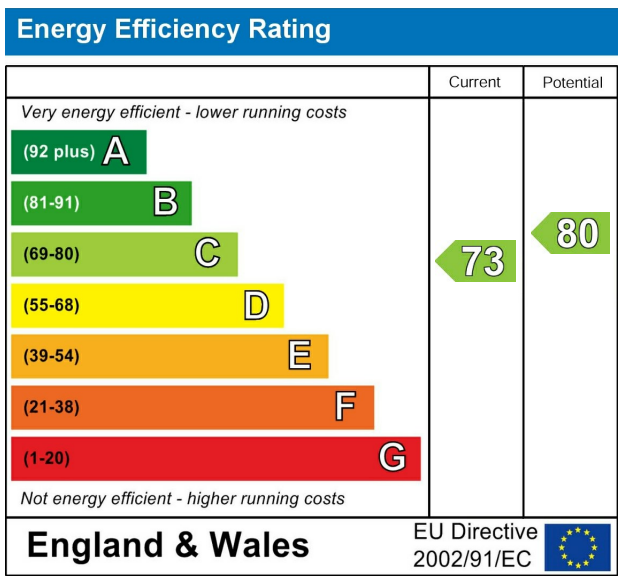
1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

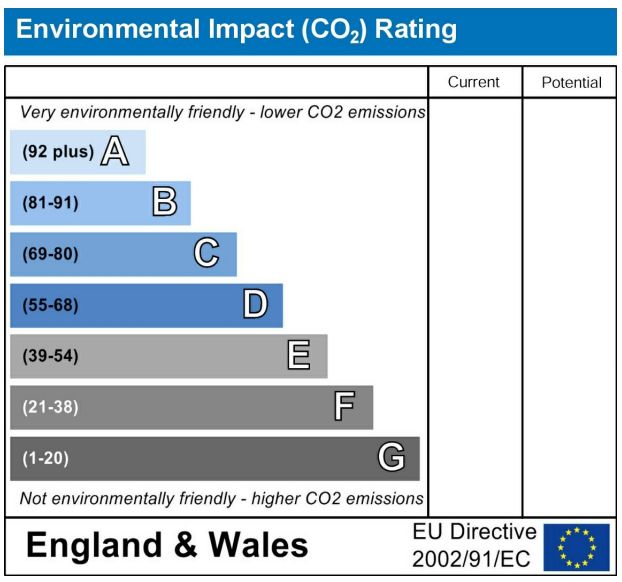


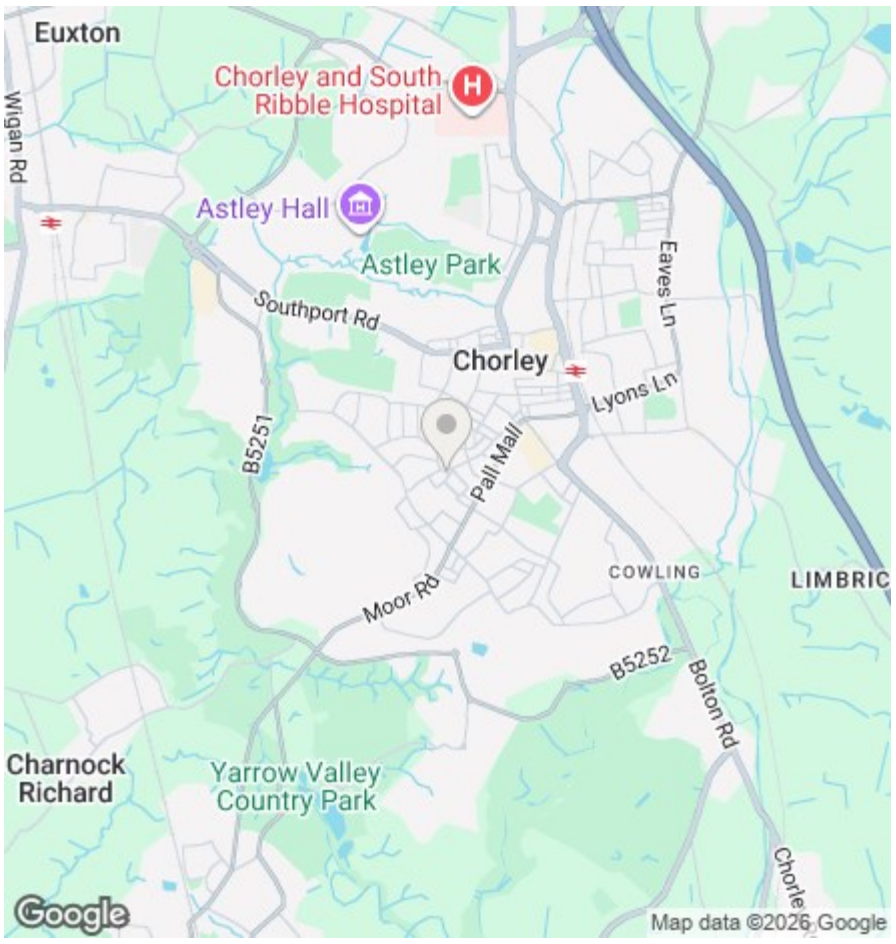
TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

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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