BEN ROSE



Doris Street, Chorley

Offers Over £174,995

Ben Rose Estate Agents are pleased to present to market this beautifully finished semi-detached home in Chorley, offering an ideal opportunity for couples and young families looking for a stylish, well-maintained property in a convenient location. Finished to a lovely standard throughout, the home combines modern interiors with a practical layout, featuring a spacious lounge, contemporary kitchen diner, two double bedrooms and a modern family bathroom. The property has also benefited from a recently replaced roof and a full bathroom renovation within the last couple of years, providing added peace of mind for prospective buyers. Situated in Chorley, the home is well placed for a range of everyday amenities, including local shops, supermarkets, schools and leisure facilities, whilst Chorley town centre offers a wider selection of shops, cafés, restaurants and services. Chorley railway station provides links to Preston, Manchester and beyond, with convenient access to the M61 and M6 motorways for those commuting further afield. The surrounding area also offers access to nearby towns and countryside, making this an appealing location for those seeking a balance of convenience and outdoor recreation.

Entering the property, the welcoming entrance hall provides access to the lounge and staircase leading to the first floor. The lounge is beautifully presented, offering ample space for a range of furnishings and creating a comfortable setting for relaxing with family or entertaining guests. A charming bay window allows natural light to flow into the room, whilst a wall-mounted fireplace provides an attractive focal point. Continuing through the home, the kitchen diner offers a modern and practical space, fitted with sleek cabinetry, generous worktop space and all the essential features needed for everyday cooking. There is also ample room for a dining table, making this an ideal area for family meals and socialising. Double doors overlook the rear garden, creating a pleasant outlook and allowing the kitchen diner to feel connected to the outdoor space.

Heading upstairs, the landing provides access to both double bedrooms and the family bathroom. The master bedroom offers a comfortable and inviting space, with plenty of room for bedroom furnishings, whilst the second double bedroom benefits from built-in storage, helping to maximise the available floor space and providing a practical solution for keeping belongings neatly organised. Completing the first floor is the modern three-piece family bathroom, which has undergone a full renovation within the last couple of years and offers a fresh, contemporary finish.

Externally, the property benefits from a private driveway to the front, providing off-road parking and featuring an EV charger for convenient electric vehicle charging, with low bordering walls to either side adding a neat and defined finish to the frontage. To the rear, the low-maintenance garden features a combination of paving and pebbled areas, complemented by several flower beds that add colour and character. There is ample space for outdoor furniture, making it a lovely spot for enjoying warmer weather, dining outdoors or entertaining family and friends, without the demands of a more labour-intensive garden. Beautifully finished throughout and benefiting from important recent improvements, including the new roof and renovated bathroom, this attractive semi-detached home offers a fantastic opportunity for first-time buyers, couples and young families seeking a move-in-ready property in a convenient Chorley location.





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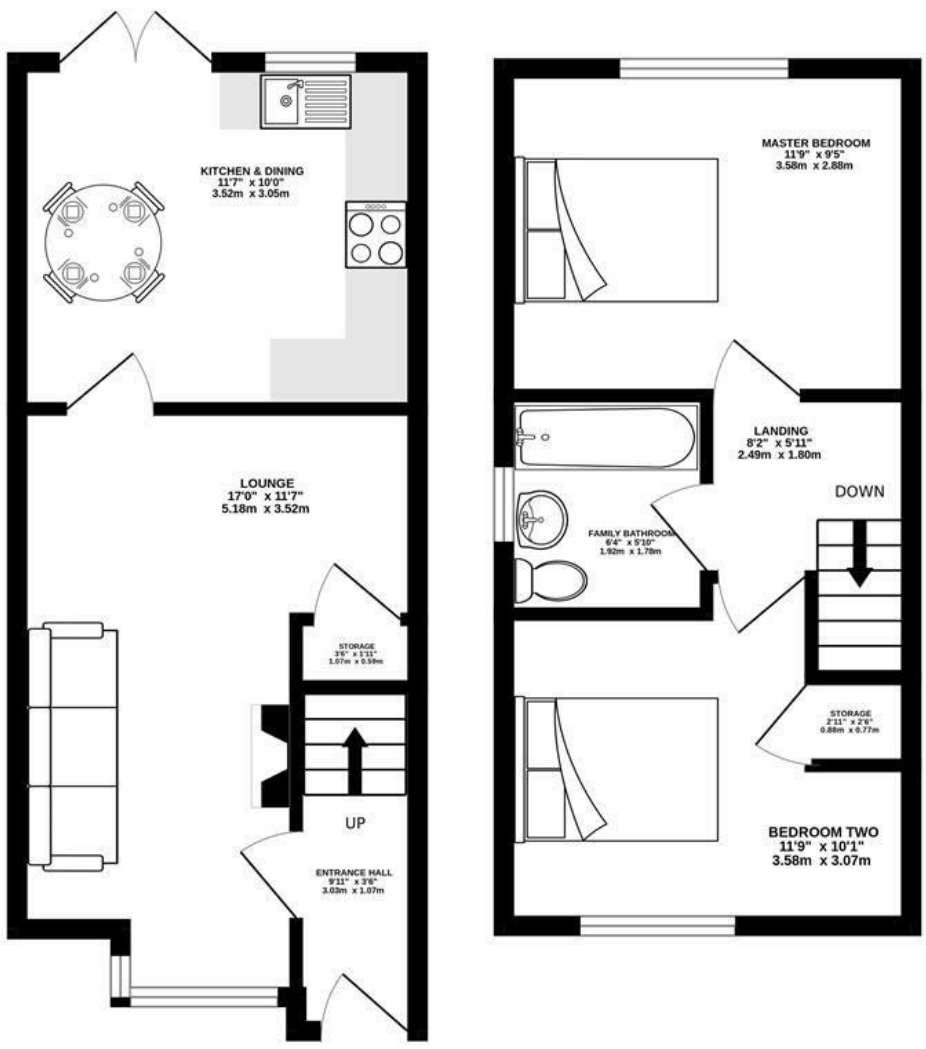


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GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.

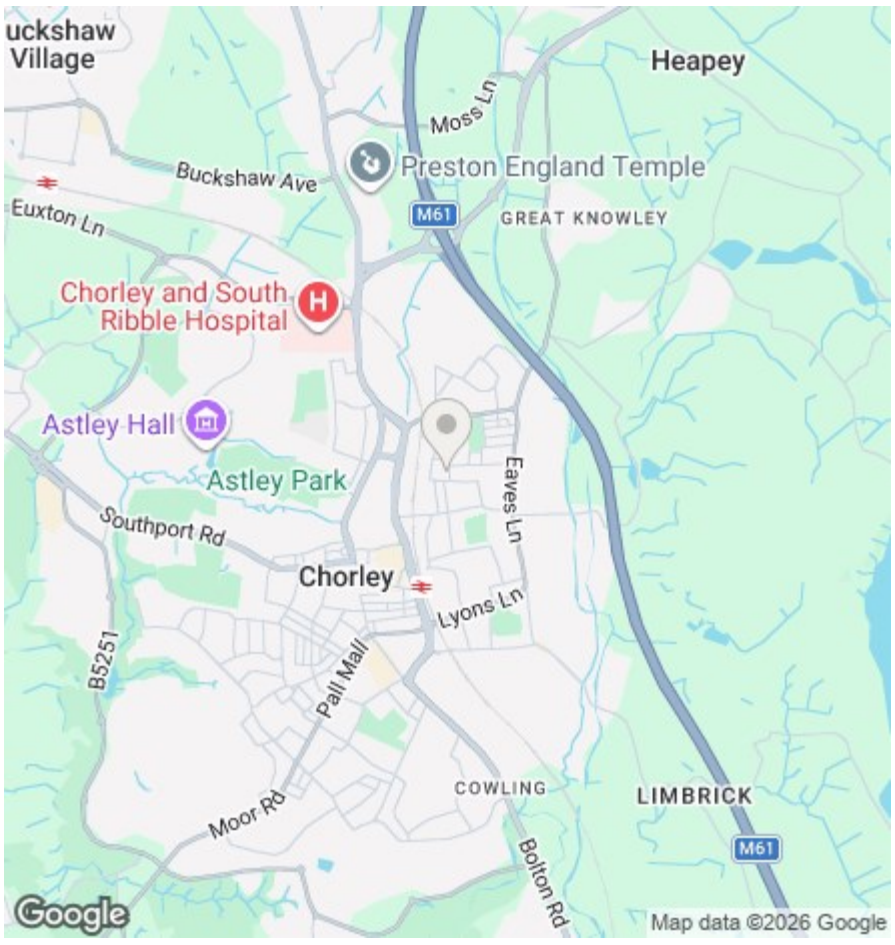
1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.

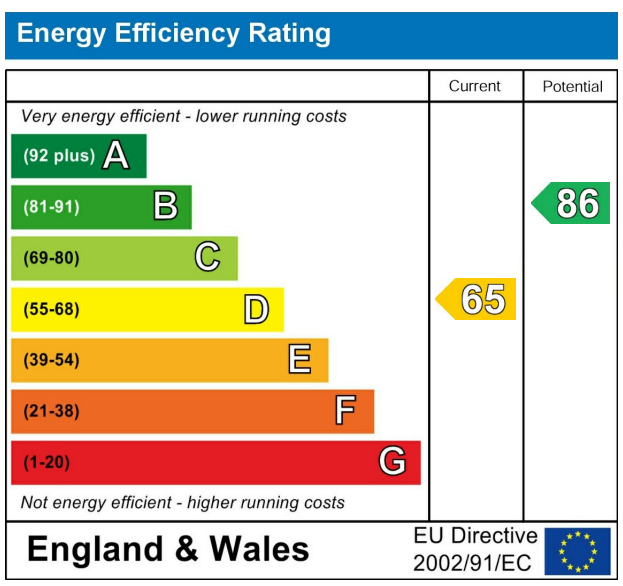


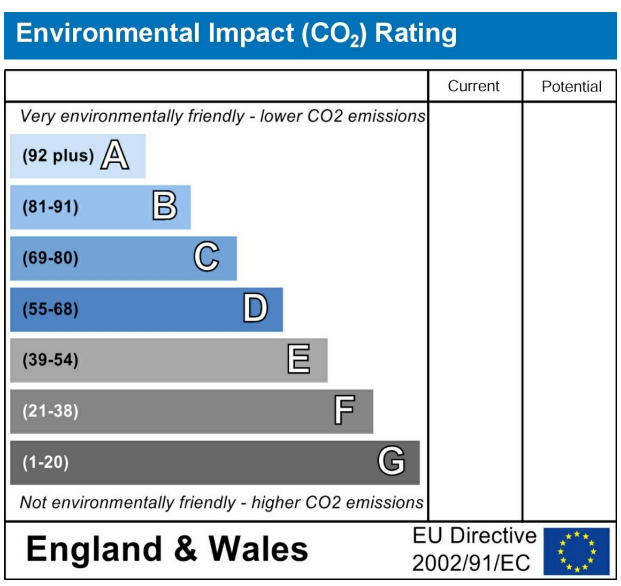
TOTAL FLOOR AREA : 598 sq.ft. (55.5 sq.m.) approx.

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.







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