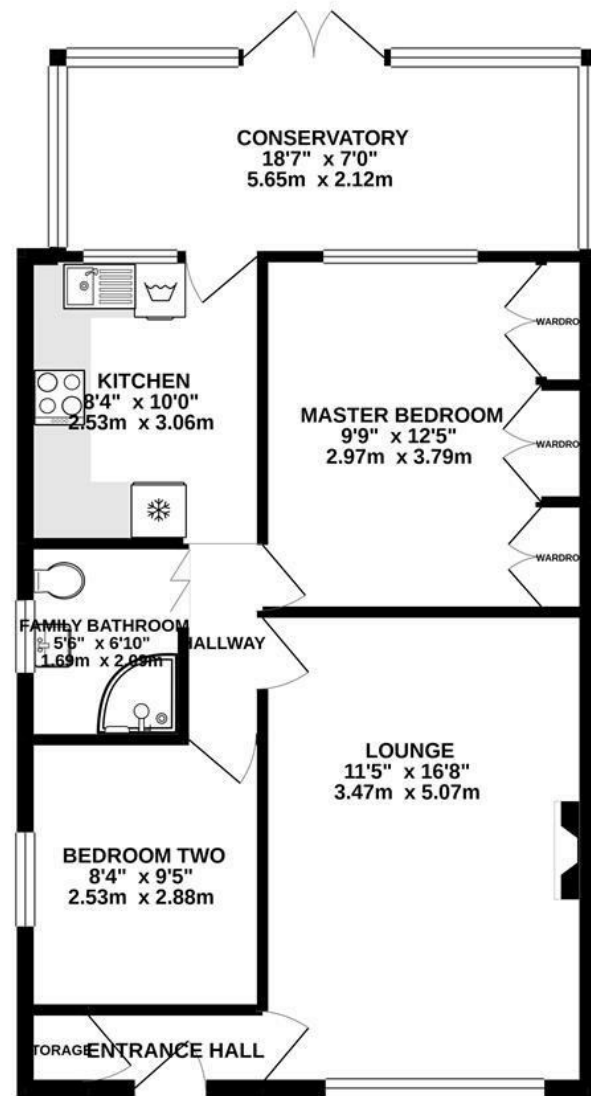


GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 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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BEN  ROSE



Neargates, Charnock Richard, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this bright and airy, no-chain bungalow in the sought after village of Charnock Richard with great potential to be extended into a Dormer. This would be an ideal home for a first time buyer or for an elderly couple. The property is situated on a quiet cul-de-sac, only a short drive to Chorley and its superb local schools, supermarkets and amenities, with fantastic travel links via the nearby M6 and M61.

Internally, the property briefly comprises of a welcoming entrance hall with a convenient cloakroom/storage located just off here. Through the hall, you'll enter the spacious lounge with feature fireplace and gives through access to the rest of the rooms. Here you'll find the fitted kitchen with space for freestanding appliances and into the bright and airy conservatory to the rear, with access to the rear garden. Back through the kitchen, there is two double bedrooms with both benefitting from fitted wardrobes. There is also the modern three piece family bathroom suite located just off the hallway.

Externally, to the front of the property is a beautifully landscaped front garden and is located alongside the generously sized driveway with room for up to four cars and leads up to the single detached garage. To the rear is a secluded, South facing garden that benefits from not being overlooked by neighbouring properties.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

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
	85
66	

Environmental Impact (CO ₂) Rating	
Current	Potential

BEN  ROSE

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