



Windsor Road, Chorley

Offers Over £574,995

Ben Rose Estate Agents are pleased to present to market this exceptional five-bedroom semi-detached property, situated on one of the most sought-after roads in Chorley with No Onwards Chain. Set across three spacious floors, this beautifully presented family home effortlessly combines character, elegance and modern living, offering an abundance of versatile accommodation throughout. Boasting generously proportioned rooms, stunning period features and an impressive rear garden, this home is perfectly suited for growing families seeking both space and convenience. Windsor Road enjoys a prime location within walking distance of Chorley town centre, where buyers can take advantage of a wide range of shops, cafés, restaurants and everyday amenities. Excellent travel links are also close by, including Chorley train station with direct routes to Manchester, Preston and Bolton, as well as easy access to the M61 and M6 motorways, making commuting highly convenient. Nearby parks, reputable schools and leisure facilities further enhance the appeal of this prestigious location.

Stepping through the vestibule, you are welcomed into a grand reception hall which immediately sets the tone for the rest of the home, complete with a beautiful staircase and access to the principal reception rooms. Positioned to the front is the impressive lounge, a wonderfully spacious room featuring a charming fireplace and a stunning bay-fronted window that fills the space with natural light. Continuing through the hall towards the rear, you'll find the inviting family room, another generous reception space benefitting from a lovely bay window overlooking the garden as well as a striking multi-fuel burner, creating a warm and cosy atmosphere. The heart of the home is undoubtedly the substantial kitchen/dining room, thoughtfully designed for both everyday family life and entertaining, and features hand painted kitchen doors and decor panels. This show-stopping space features a central island, ample dining space and high-quality integrated appliances including a Miele coffee machine. Just off the kitchen is a practical utility room with a convenient WC and access to the garden, while to the rear sits the versatile garden room which offers fantastic flexibility for use as a home office, playroom, gym or additional sitting area.

Ascending to the first floor, the spacious open landing leads to three well-proportioned double bedrooms, all beautifully presented and offering plenty of space for family living. The superb master suite enjoys the luxury of a private en-suite as well as a large dressing room complete with fully fitted wardrobes, creating an ideal retreat. Bedroom two also benefits from its own private en-suite, while the remaining bedrooms on this floor are served by a stylish washroom which opens into the contemporary family bathroom. The bathroom itself has been finished to a high standard and features both a separate bath and shower alongside an integrated TV and benefits from underfloor heating for added luxury. Continuing up to the second floor, you'll find another generous double bedroom enjoying lovely elevated views, along with ample fitted storage and wardrobe space, making it an ideal guest suite or private space for older children.

Externally, the property continues to impress. To the front is a driveway providing off-road parking for up to two vehicles, alongside attractive frontage that enhances the home's kerb appeal. To the rear lies a beautifully maintained garden offering multiple zonal areas perfect for relaxing and entertaining. The garden features a well-kept lawn, several seating areas and a fantastic suntrap seating space positioned at the far end, ideal for enjoying the sun throughout the day. Combining substantial living accommodation, elegant presentation and a prime Chorley location, this outstanding home presents a rare opportunity for families looking to secure a truly special property.









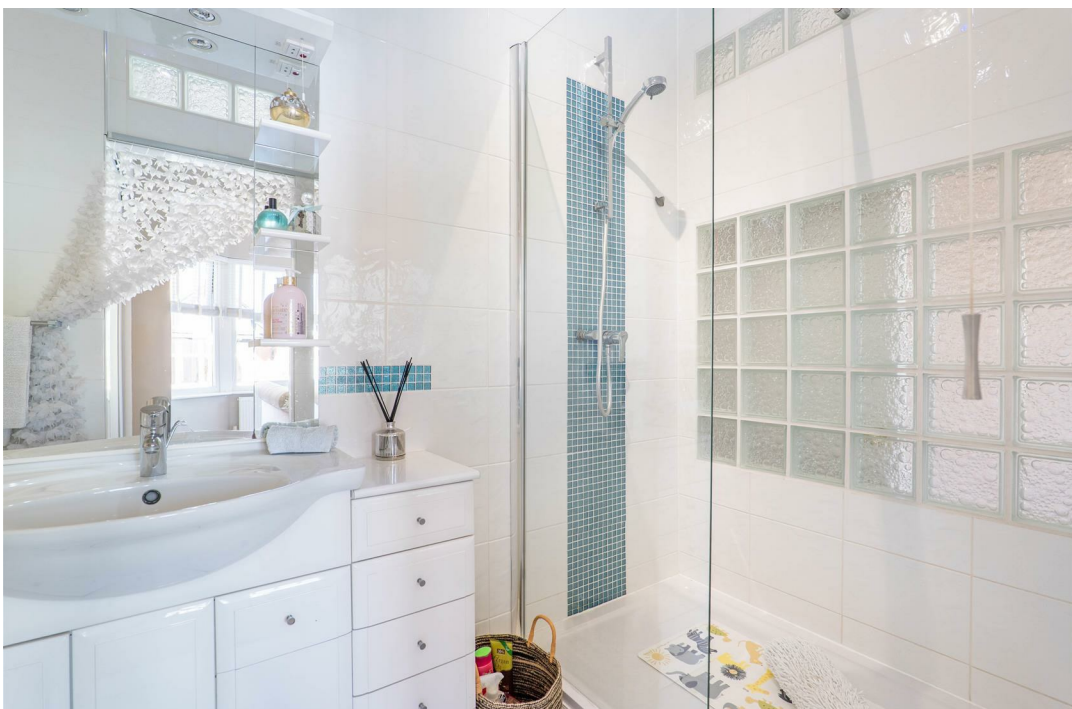


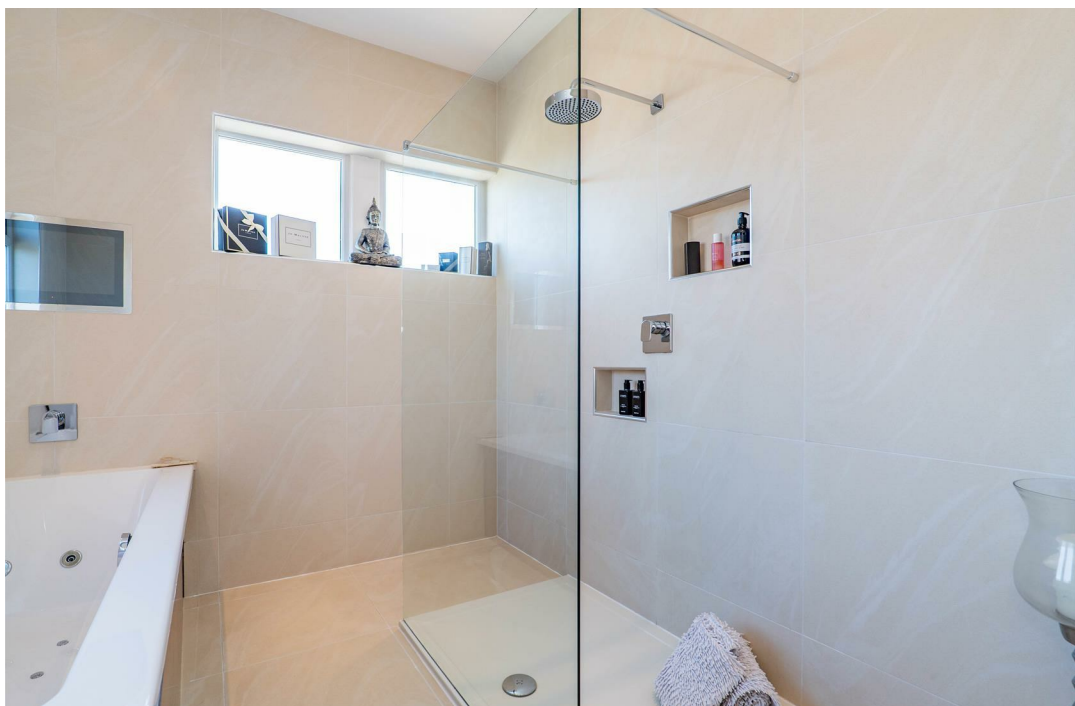
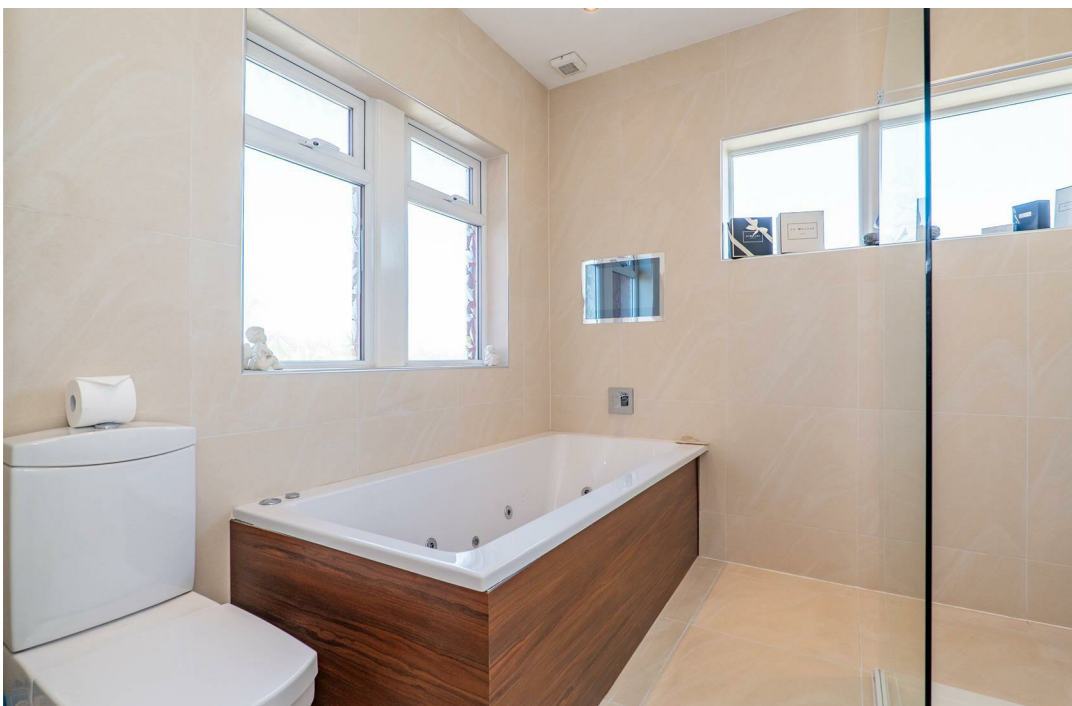












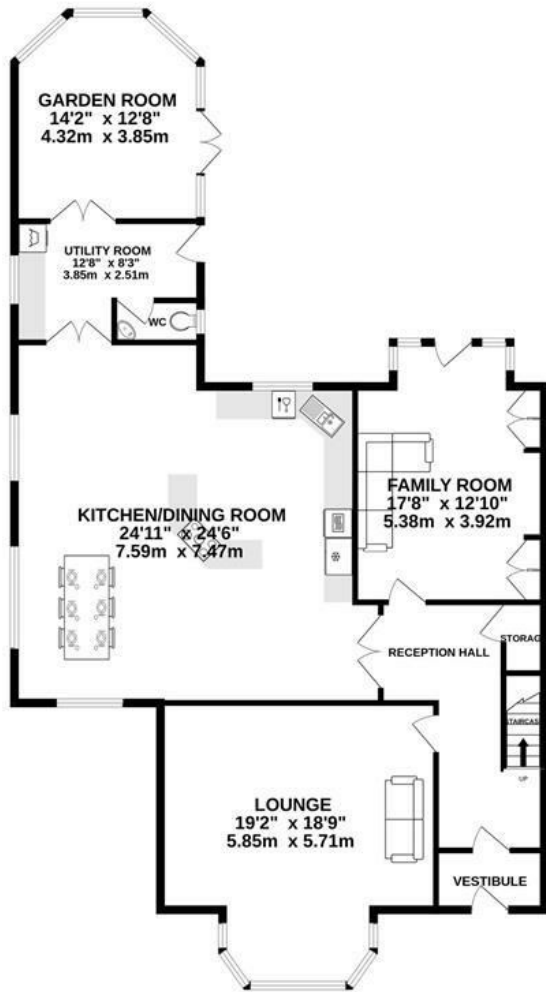




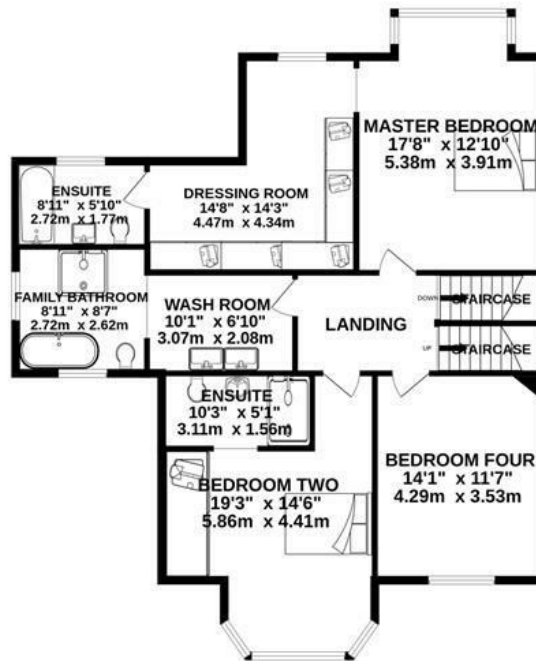


BEN ROSE

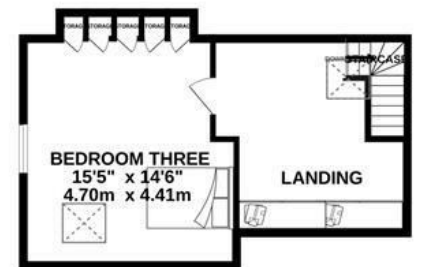
GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



2ND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 3018 sq.ft. (280.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: **83** Potential: **90**

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	