



## Canterbury Street, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this extended, three-bedroom, semi-detached property, situated in a highly sought-after residential area of Chorley, Lancashire. Fantastically presented and offering a spacious layout throughout, this home represents an excellent opportunity for a growing family looking for a residence in true "move-in" condition. The property is ideally located within easy reach of a range of local amenities, including shops, supermarkets, and reputable schools. Chorley town centre is just a short distance away, offering a wealth of leisure facilities, while excellent transport links are available via nearby train stations providing direct routes to Preston, Manchester, and beyond. For those who commute by car, the M6 and M61 motorways are easily accessible, making this a perfectly positioned home for professionals and families alike.

Upon entering the home, you are greeted by a welcoming entrance hallway, which features a window for natural light and a handy understairs storage cupboard. To the front of the property lies the cosy lounge, boasting a traditional bay window and a feature fireplace that provides a warm focal point to the room. Double doors lead through into the dining room, a generous space for formal meals that also benefits from additional built-in storage. Moving to the rear, you will find the heart of the home a magnificent, extended kitchen/diner. This high-specification space is flooded with light via overhead skylights and features tasteful decoration alongside the luxury of underfloor heating. The modern kitchen is fitted with a range of integrated appliances, including a five-ring gas hob, dishwasher, fridge, freezer, oven, and microwave, as well as a filtered cold-water tap. A central island with a breakfast bar completes the kitchen, while the versatile dining/seating area offers views over the garden through double doors.

Functional additions to the home include a separate utility room with extra attic storage, a downstairs W/C, and internal access to the integral garage.

To the first floor, the spacious landing leads to three well-proportioned bedrooms. The master bedroom and the second double bedroom both benefit from extensive fitted wardrobes, with the latter featuring mirrored doors to enhance the sense of light. The third bedroom, a comfortable single, also features a fitted wardrobe, ensuring excellent storage solutions throughout the home. Completing this floor is a modern family bathroom, fitted with contemporary fixtures and finished to a high standard. Furthermore, the landing provides access to a partially boarded loft via a pull-down ladder, offering additional storage potential.

Externally, the front of the property features a large, flagged driveway providing off-road parking for two to three vehicles, complemented by mature trees and access to the garage via an up-and-over door. To the rear, you will find a large, beautifully maintained garden that enjoys a sunny aspect. The outdoor space is thoughtfully landscaped with a variety of trees, plants, and shrubs, featuring a manicured lawn and a decking area ideal for outdoor seating. To the far rear, a further stoned area provides a secondary patio space or room for a garden shed. Overall, this is an exceptional family home, finished to a high standard and offering a perfect balance of living and entertaining space in a well-connected location.













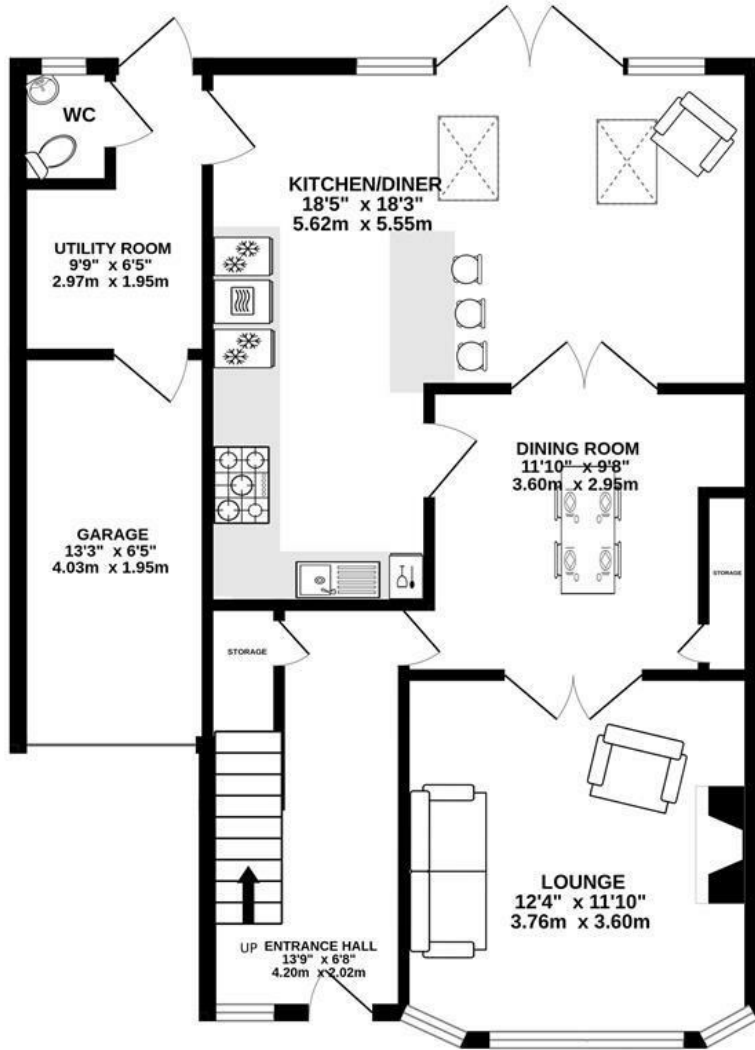




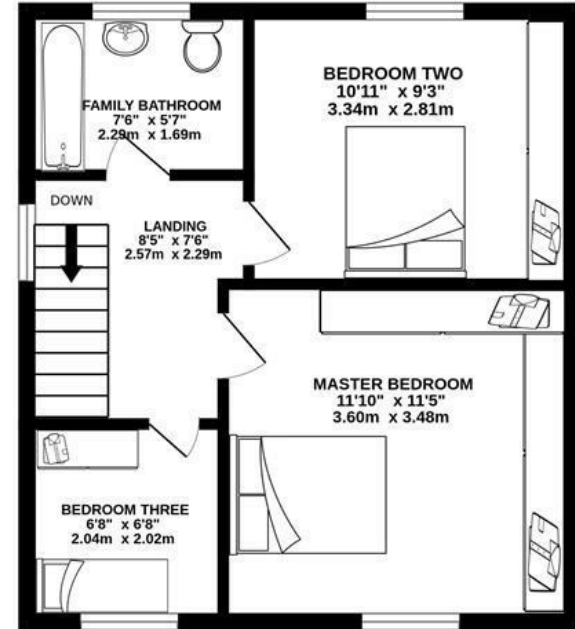




GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

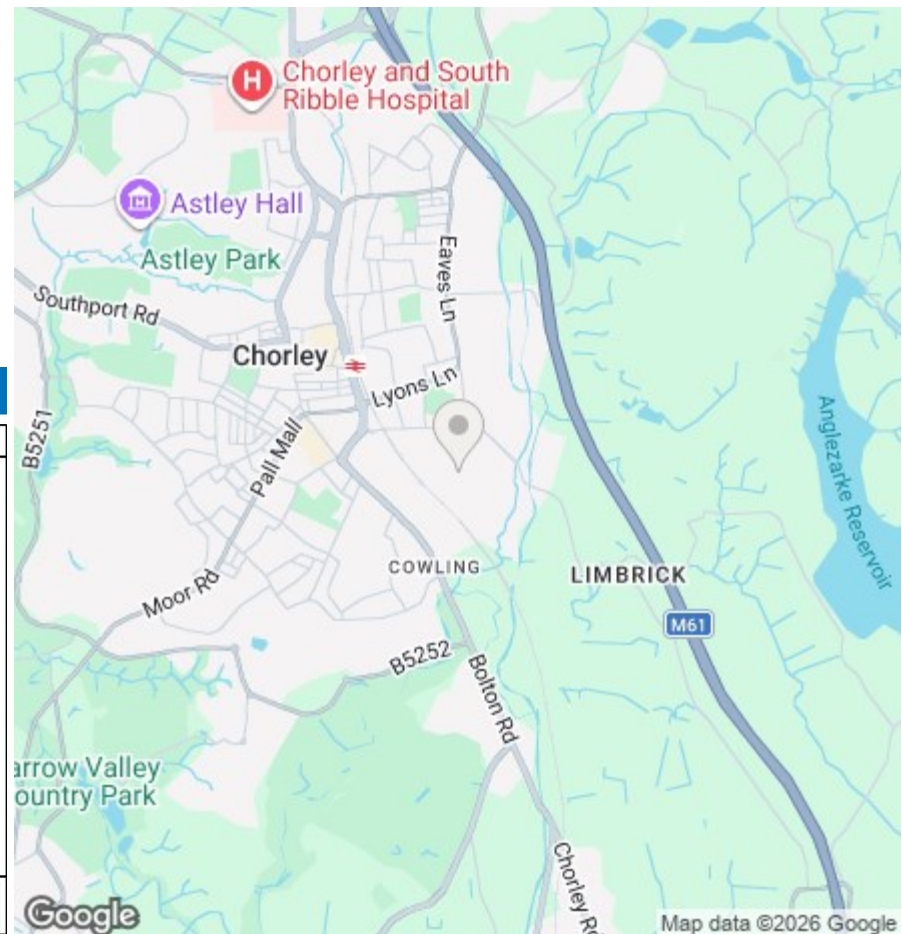


TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	