



Rawcliffe Road, Chorley

Offers Over £399,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, situated in a highly sought-after area of Chorley. Bursting with charm and character, this impressive property seamlessly combines an abundance of original features, including stunning cast iron fireplaces and high ceilings throughout, with the comforts of modern family living. Offering generous living accommodation across multiple floors, this home is perfectly suited to growing families looking for both space and versatility. Ideally positioned, the property enjoys easy access to a range of local amenities including well-regarded schools, supermarkets, cafés and leisure facilities, while Chorley town centre is just a short walk away. Excellent transport links are close by, with Chorley railway station providing direct services to Manchester, Preston and beyond, alongside convenient access to the M61, M6 and M65 motorways, making commuting across the North West straightforward.

Stepping through the welcoming porch and into the entrance hall, you are immediately greeted by the property's beautiful original character, setting the tone for the accommodation that follows. Positioned on either side of the hallway are two exceptionally spacious reception rooms, both featuring attractive cast iron fireplaces and large bay windows that flood the rooms with natural light, creating warm and inviting living spaces. Continuing through the home, you arrive at the equally generous dining room, complete with built-in storage and double doors opening directly onto the side garden, making it ideal for both everyday family meals and entertaining guests. To the rear, the well-appointed kitchen offers an excellent range of worktop space, cupboards and several integrated appliances, along with ample room for a dining table to create a relaxed breakfast or dining area. Attached to the dining room is a practical utility room incorporating a convenient ground floor WC, whilst stairs leading down to a spacious cellar can be found from the kitchen. Benefitting from a submersible pump, this versatile lower level offers excellent potential as a hobby room, workshop or additional storage space.

The first floor continues the home's generous proportions, with a spacious landing providing access to all five bedrooms. Four of the bedrooms are excellent-sized doubles, offering flexible accommodation for larger families, while the fifth bedroom would make an ideal nursery, children's bedroom or dedicated home office. The impressive master bedroom benefits from built-in storage as well as another charming original fireplace, while the third bedroom also enjoys useful built-in storage. Serving the first floor is a stylish four-piece family bathroom, complete with the added luxury of underfloor heating for year-round comfort.

Externally, the property continues to impress. To the front, a dual paved driveway provides off-road parking for multiple vehicles, with one driveway leading directly to the garage and a practical EV charging point, all complemented by mature flower beds that create an attractive first impression. The home also benefits from a wrap-around side garden featuring paved pathways, lawned areas and established planting, offering a wonderful outdoor space for families to enjoy. To the rear, a generous decked seating area provides the perfect setting for outdoor dining, entertaining or simply relaxing, while also offering convenient side access to the garage. Further enhancing the home's appeal are the fitted solar panels with a storage battery, helping to improve energy efficiency. Combining character, generous living space, practical features and an excellent location, this outstanding detached home presents a fantastic opportunity for families seeking a truly special property in Chorley.















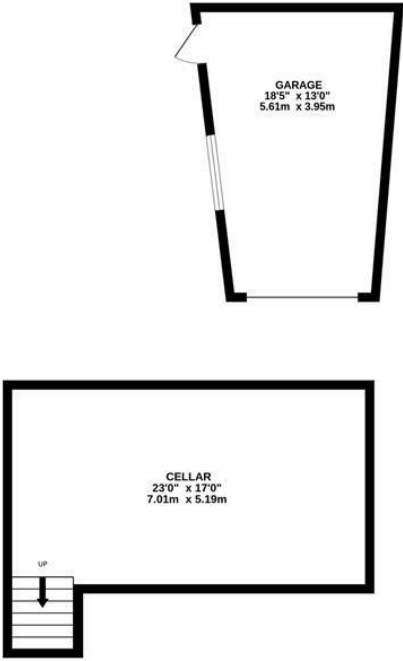




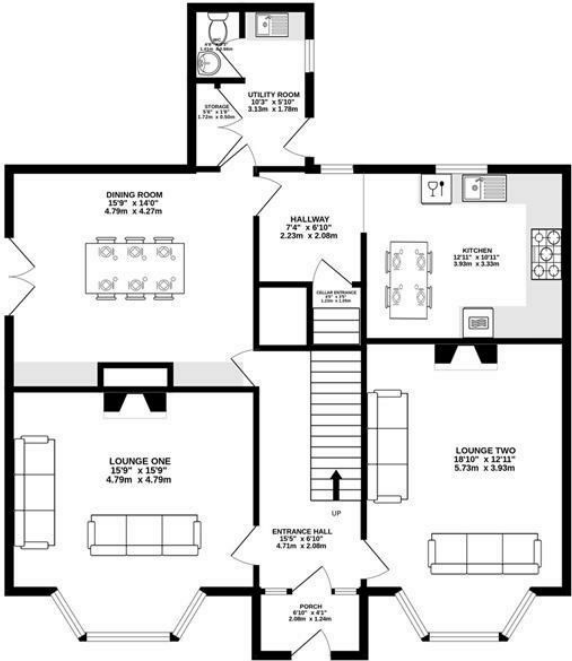


BEN ROSE

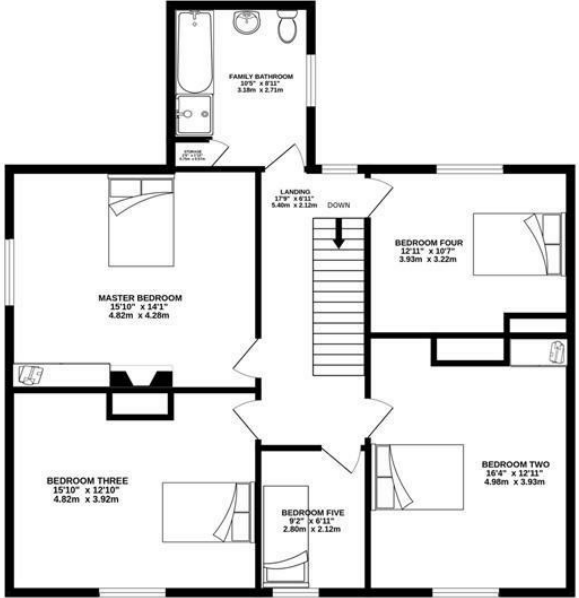
BASEMENT
316 sq.ft. (29.4 sq.m.) approx.



GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2652 sq.ft. (246.3 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		
	77	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

