



Carr Lane, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this delightful four-bedroom detached house, nestled in a quiet cul-de-sac on Carr Lane, Chorley. This charming home offers versatile living spaces, making it an ideal choice for families seeking comfort and convenience. The property is well-positioned, providing easy access to local amenities, including shops, schools, and parks. Chorley town centre is just a short drive away, while excellent transport links, including nearby train stations and major motorways, ensure that commuting to larger cities such as Manchester and Preston is a breeze.

As you step inside, you are greeted by a welcoming vestibule that leads into the spacious front lounge. This inviting room features a lovely fireplace, perfect for cosy evenings, and an open staircase that gracefully ascends to the first floor. Towards the rear of the home, you will find a dining room, currently utilised as a sitting room, which boasts French doors that open directly onto the garden, allowing for a seamless indoor-outdoor living experience. The sleek and modern fitted kitchen is a chef's delight, equipped with an integrated oven and fridge, under-cabinet LED lighting, and convenient access to the garage, which also houses the washer and dryer.

Venturing to the first floor, you will discover four generously sized bedrooms, each offering versatility to suit your family's needs. The master bedroom benefits from a well-appointed three-piece en-suite shower room, providing a private retreat. The remaining bedrooms are equally spacious and can be adapted for various uses, whether as children's rooms, guest accommodations, or home offices. Completing this floor is a stylish three-piece family bathroom, featuring an over-the-bath shower for added convenience.

Externally, the property has a driveway with ample space for two cars, leading up to a single garage for additional storage. The rear garden is a true highlight, featuring beautifully landscaped areas, a patio seating space perfect for al fresco dining, and well-maintained pathways that meander through lush lawns and vibrant plant beds, ideal for the keen gardener. In conclusion, this charming detached home on Carr Lane offers a perfect blend of comfort, style, and practicality, making it an excellent choice for families looking to settle in a peaceful yet accessible location.











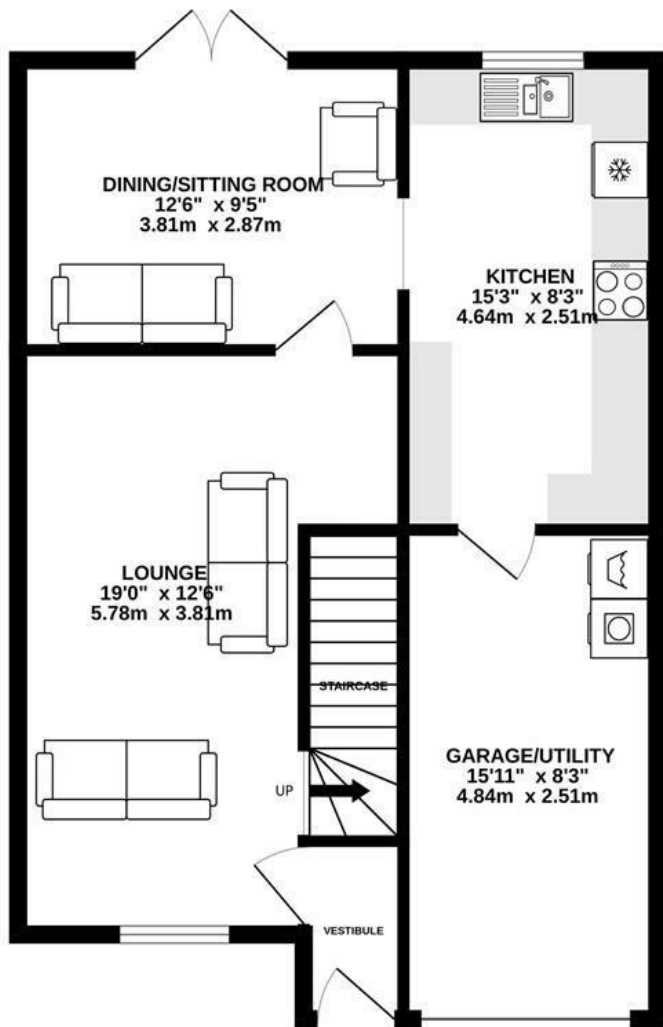




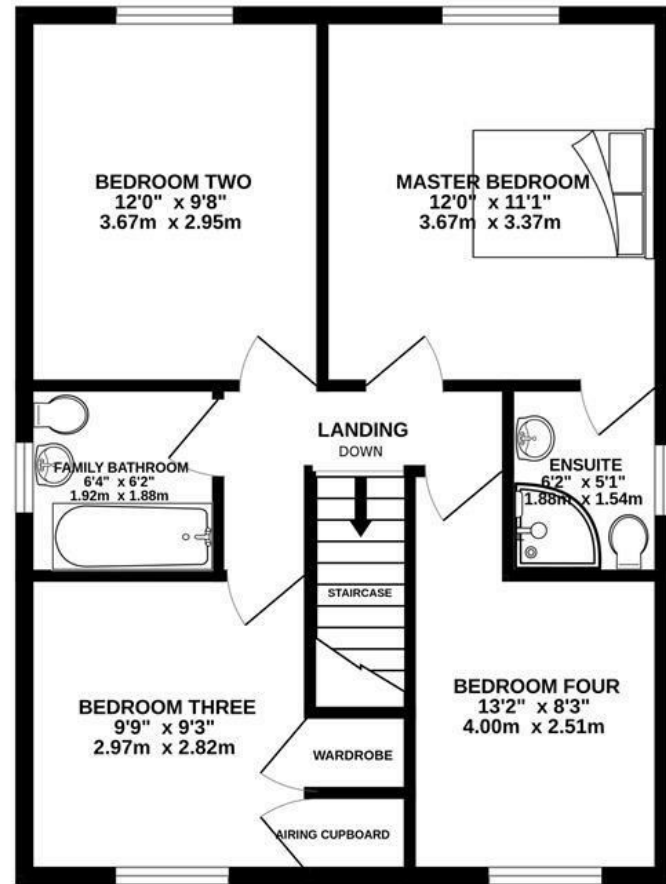




GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.

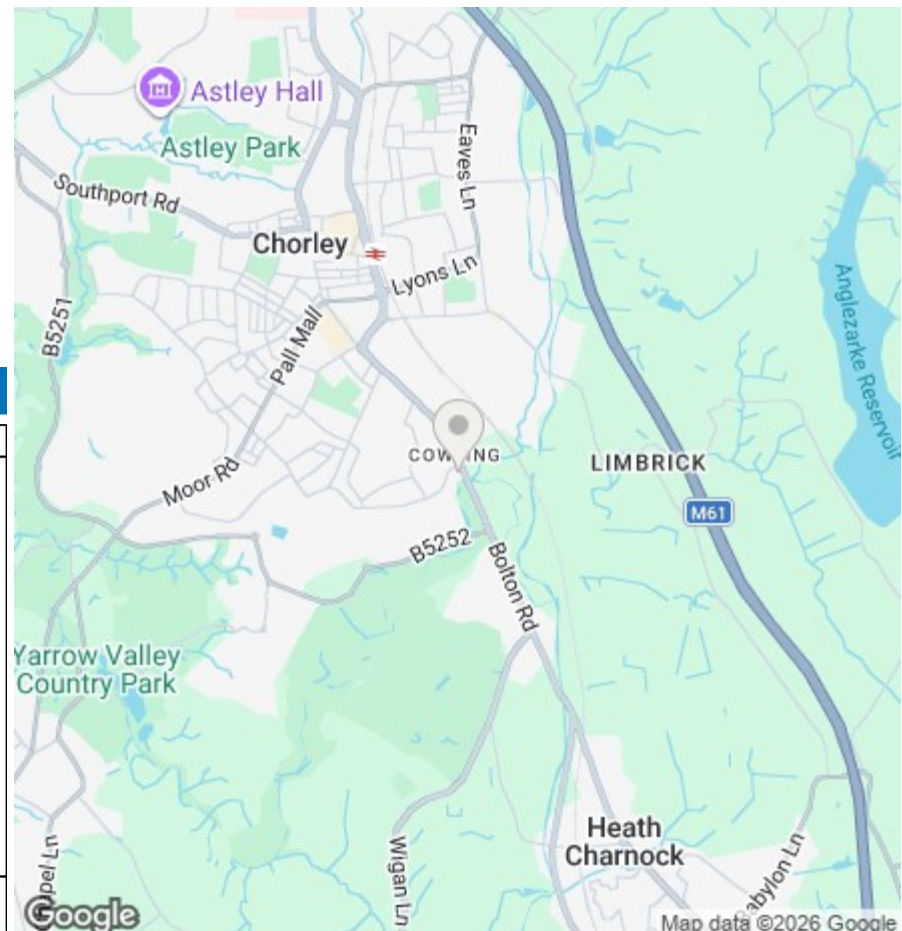


TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

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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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		
	67	81
England & Wales	EU Directive 2002/91/EC	

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	