



## Bracken Close, Chorley

**Offers Over £299,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached property, nestled on a quiet cul-de-sac in a sought-after residential area of Chorley. Situated on an enviable plot, this extended property would make an ideal family home, offering generous indoor and outdoor living space. The home is conveniently located just a short drive from Chorley town centre, providing access to superb local schools, supermarkets, and amenities. Excellent travel links are also available via the nearby train station, along with easy access to the M6 and M61 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. Double doors lead through to the dining room, which offers ample space for a large family dining table, with patio doors opening out to the rear garden.

Continuing through, you will enter the stunning kitchen/breakfast room. The contemporary fitted kitchen features sleek wall and base units providing generous storage, along with an integrated double oven, hob and dishwasher, as well as space for additional freestanding appliances. A central island offers seating for casual dining. From here, there is access to two practical utility areas and convenient understairs storage. Completing the ground floor is a versatile family room, offering excellent additional living space - ideal as a playroom, hobby room, home office, or extra sitting room with access back to the entrance hall.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom boasting a private ensuite shower room and bedroom two benefiting from fitted storage. A stylish three-piece shower room completes this level.

Externally, to the front, the home benefits from a private driveway providing off-road parking for multiple vehicles. To the side is a beautifully landscaped garden, with further extensive outdoor space to the rear. Here you will find a large flagged patio, sheltered decking area, raised seating terrace, and a charming pond. There is also a generously sized outbuilding, perfect for additional storage, a workshop, home business use, or other versatile purposes.

Early viewing is highly recommended to fully appreciate all this lovely home has to offer and to avoid potential disappointment.

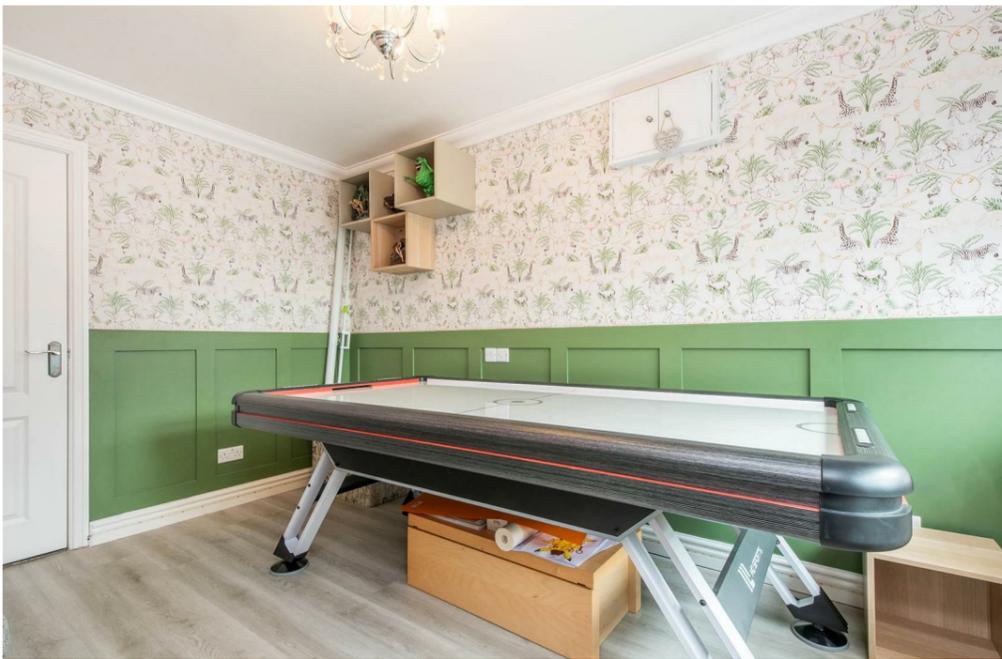


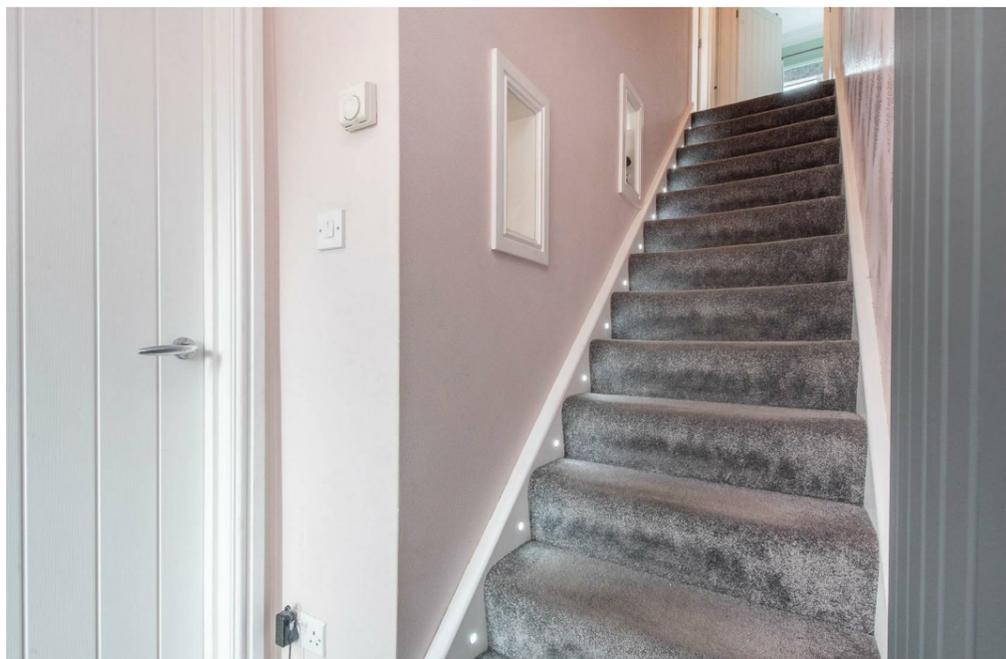












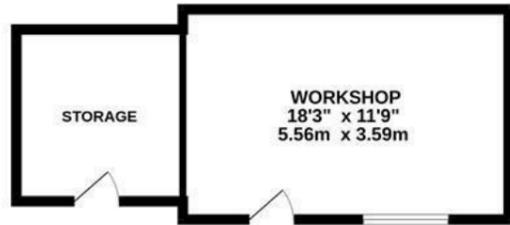




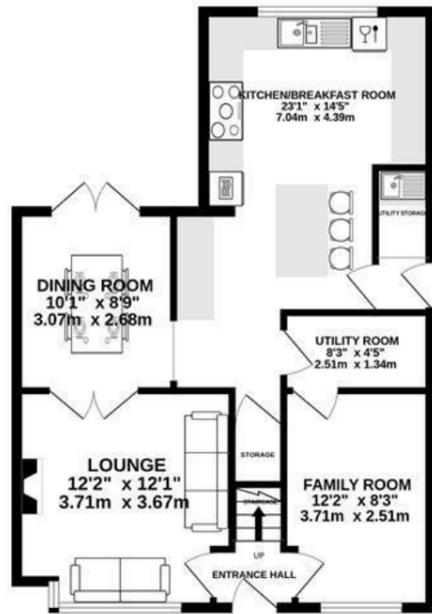
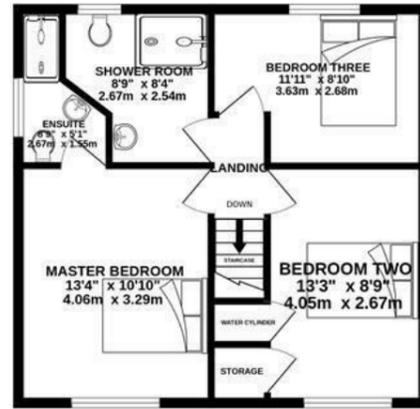


# BEN ROSE

GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.

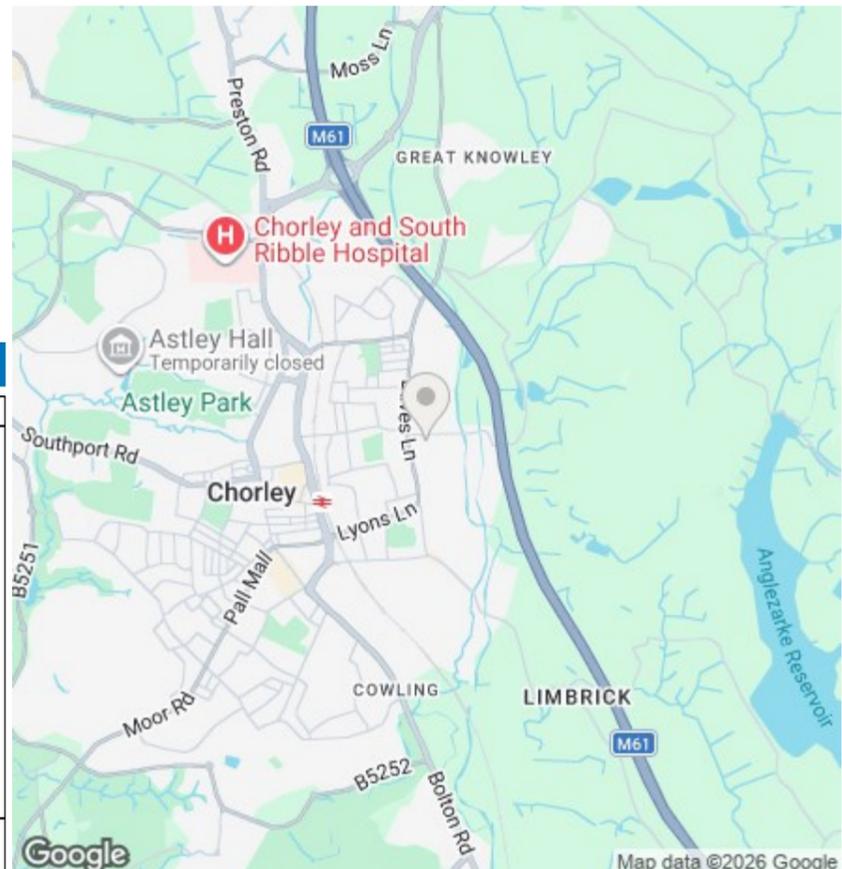


TOTAL FLOOR AREA: 1456 sq.ft. (135.3 sq.m.) approx.

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) <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 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	