



## Grey Heights View, Chorley

**Offers Over £389,995**

Ben Rose Estate Agents are delighted to present this four/five-bedroom detached home in a highly sought-after area of Chorley, located on a shared-access private drive that serves only three houses. Perfect for a family, this property offers ample versatile space both indoors and out, and a superb location just minutes from Chorley town centre. Ideally placed within close proximity to excellent local schools, shops, and amenities, the home also benefits from fantastic travel links via Chorley train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally upon entering, the property features a spacious hall that provides access to the stairs and the majority of the ground floor rooms. At the front, the expansive lounge boasts a large bay window and flows seamlessly into the open-plan dining room, which comfortably accommodates a large dining table and opens onto the garden via patio doors. A single door also connects the dining room to the kitchen, which offers generous under-stair storage, ample wall and base units, and space for freestanding appliances. From here, you can access the utility room, which includes additional worktops and an external door leading to the side of the home.

Back through the hall, there is a convenient WC and a garage conversion that has been transformed into a playroom and office. These versatile spaces are both of a good size and could also serve as a home gym or fifth bedroom. The current office also includes a large floor to ceiling storage cupboard.

Upstairs, there are four generously sized bedrooms, including two spacious doubles. All bedrooms feature fitted wardrobes, with the master bedroom benefiting from a modern three-piece en-suite, while the front-facing bedrooms enjoy picturesque views of the Leeds-Liverpool Canal. The four-piece family bathroom includes a corner shower and a bath.

The extensive south-facing rear garden is primarily lawned, with a patio area and access to a well-sized outbuilding that houses the boiler and offers ideal storage space. The garden is lined with tall fencing for privacy and also features a large shed. At the front of the property, there is a substantial driveway that can accommodate four to five vehicles off-road. The canal-fronted location adds to the idyllic and tranquil setting, further complemented by a new boiler and the home's overall quiet charm.





































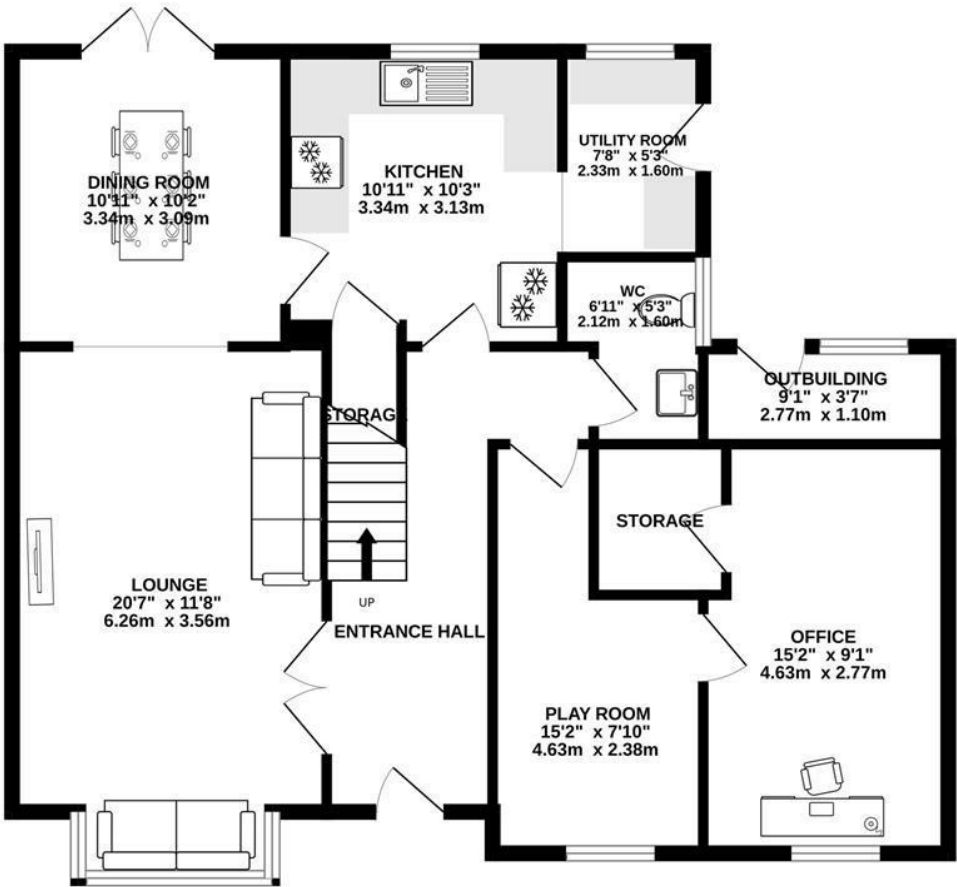




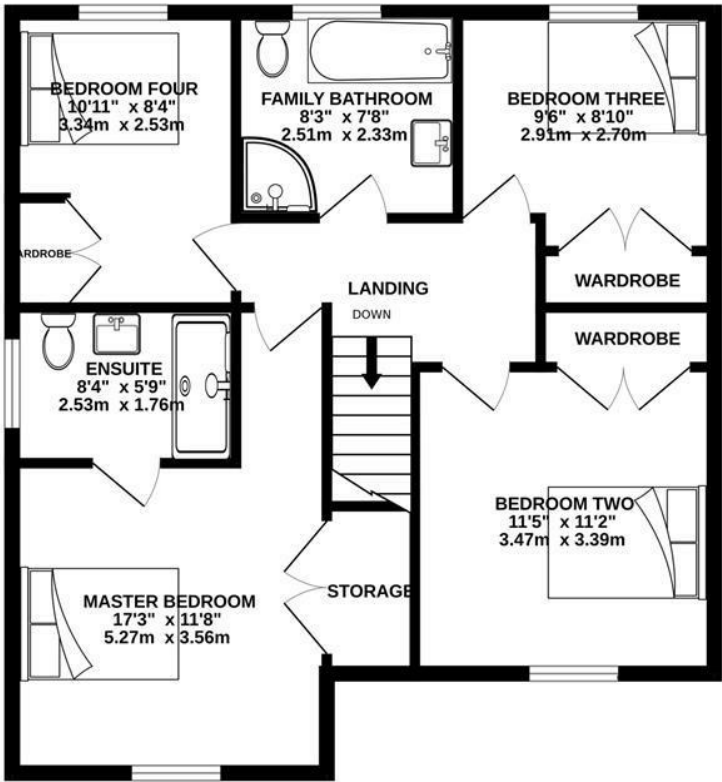


# BEN ROSE

GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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	<div>75</div>	<div>84</div>
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

