



## Comet Close, Chorley

**Offers Over £364,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, perfectly positioned on a quiet and sought-after cul-de-sac in the heart of Chorley, Lancashire. This lovely home offers a wonderful blend of space, comfort, and modern living, ideal for growing families seeking a move-in-ready property. The home sits within walking distance of Chorley town centre, where you'll find a wealth of local shops, supermarkets, restaurants, pubs, cafés, and schools. The nearby Astley Park, with its scenic walks and open green spaces, is perfect for family days out. Excellent transport connections are also close at hand, including Chorley train station with direct links to Preston and Manchester, reliable bus routes to Preston, Blackburn, and Wigan, and easy access to the M6 and M61 motorways — making this an ideal location for commuters and families alike.

Stepping inside, you are greeted by a welcoming entrance hall that provides access to the principal reception rooms. To the front of the property is a spacious lounge featuring a charming bay window that floods the room with natural light. Elegant double doors open through to the formal dining room, which enjoys views and direct access to the rear garden via French doors – an ideal setup for entertaining or family gatherings. The modern fitted kitchen is equipped with ample storage, a stylish range of units, and a five-ring electric hob, while the adjoining utility room offers additional convenience and access to the garden. Completing the ground floor is a versatile study, perfectly suited for those working from home or as a quiet reading space.

The first floor continues to impress, offering four well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, while the remaining double bedrooms provide ample space for family members or guests. The home is served by a contemporary four-piece family bathroom, complete with both a bath and a separate shower enclosure, finished to a high standard.

Externally, the property sits in a peaceful cul-de-sac setting with a detached garage. The front of the property features a small lawned area and a tucked-away paved seating space. To the rear, the mature garden offers a private haven with a well-kept lawn, patio seating area, and established plants and shrubs — perfect for outdoor relaxation and entertaining.

This delightful home combines modern comfort, generous living space, and an excellent location, making it an ideal choice for families looking for a forever home in the heart of Chorley.









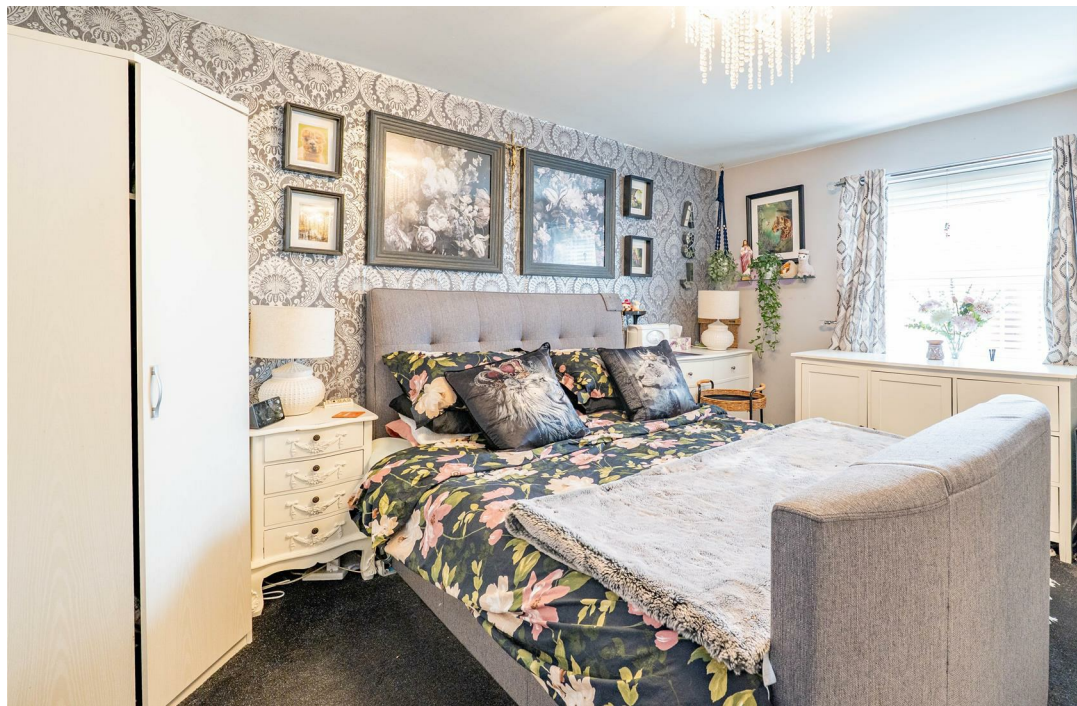












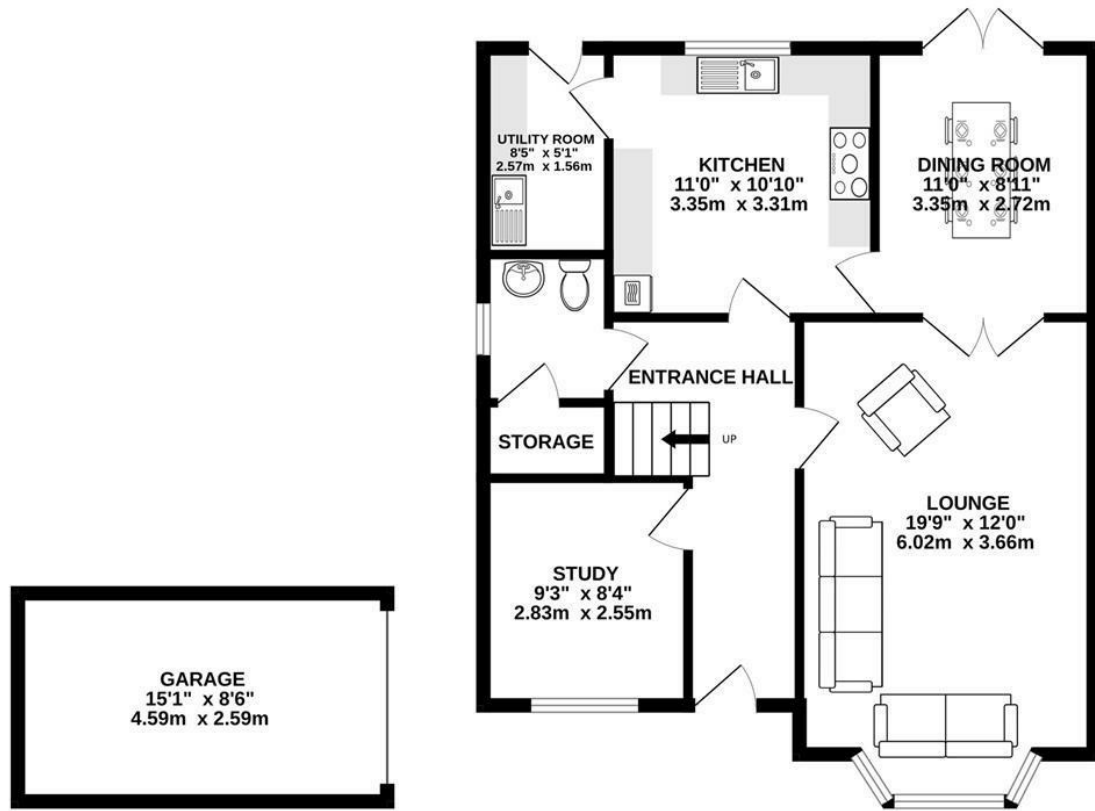




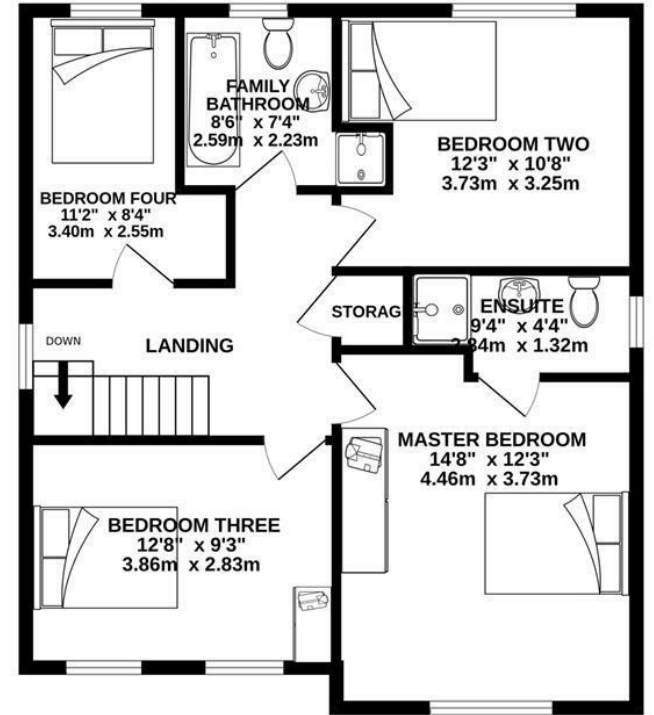




GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

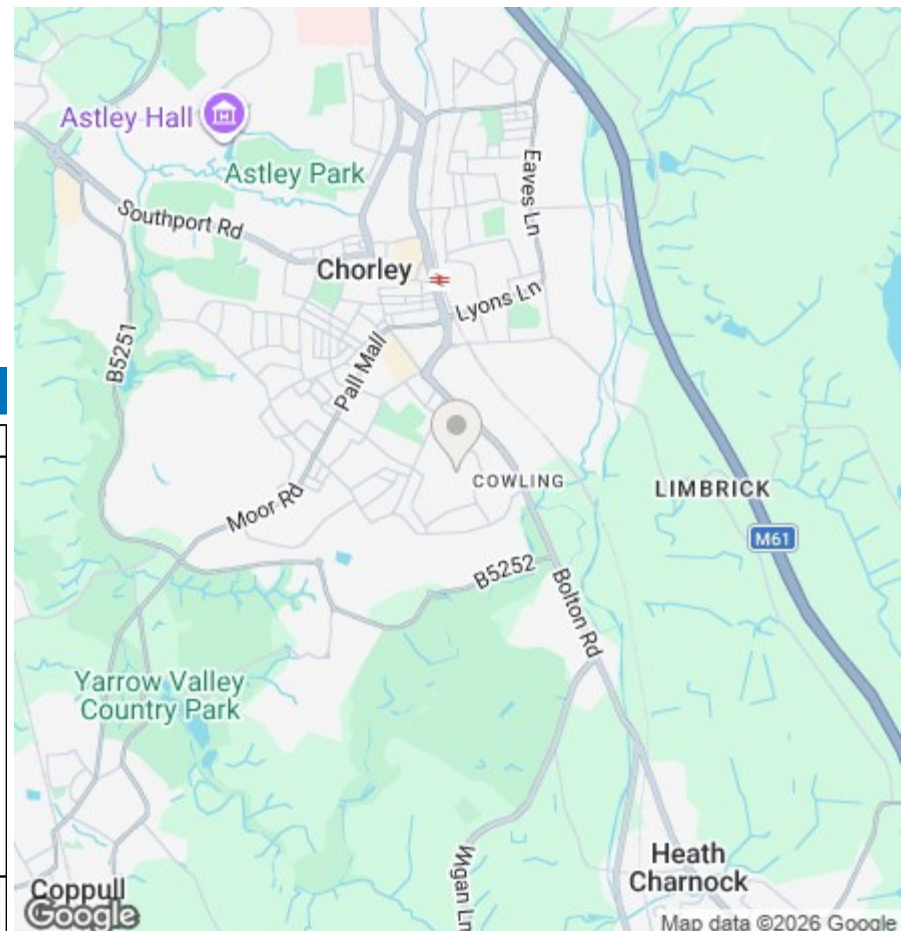


TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

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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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	

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### 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>		
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(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	