BEN ROSE



The Grove, Chorley

Offers Over £274,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached home, ideally situated within a quiet cul-de-sac just moments from Chorley town centre. Offering generous living accommodation, a deceptively spacious L-shaped rear garden and a driveway providing off-road parking for up to three vehicles, this property is an excellent choice for families seeking a well-positioned home with plenty of potential. Planning has also been submitted by the current owners for a two-storey side extension and a single-storey rear extension, presenting an exciting opportunity for prospective buyers to explore the potential to further enhance and adapt the property to suit their needs, subject to the necessary approvals. The convenient location places a range of everyday amenities within easy reach, including Chorley town centre's shops, supermarkets, cafés, restaurants and leisure facilities. Families will also appreciate the selection of local schools and parks nearby, while Chorley railway station provides services towards Preston, Manchester and beyond. Excellent road connections via the A6 and nearby M61 and M6 motorways make commuting across Lancashire and the wider North West straightforward.

Stepping inside, the welcoming reception hall provides access to the main living accommodation, with the staircase rising to the first floor. The spacious lounge/diner stretches the full length of the property, creating a versatile and sociable space for family life, relaxing evenings and entertaining guests. A front-facing window allows natural light to fill the room, while French doors provide a lovely connection to the rear garden, making it easy to enjoy the outdoor space during the warmer months. To the rear, the kitchen offers a practical layout with convenient access through to the garden, providing a functional setting for everyday cooking and family routines.

Ascending to the first floor, the landing leads to three well-proportioned bedrooms, offering flexibility for growing families, guests or those requiring additional space to work from home. The third bedroom is currently utilised as a home office, demonstrating the versatility of the accommodation, although it could equally serve as a child's bedroom, nursery or hobby room. Completing the first floor is a three-piece family bathroom, fitted with an over-the-bath shower to cater for the demands of a busy household.

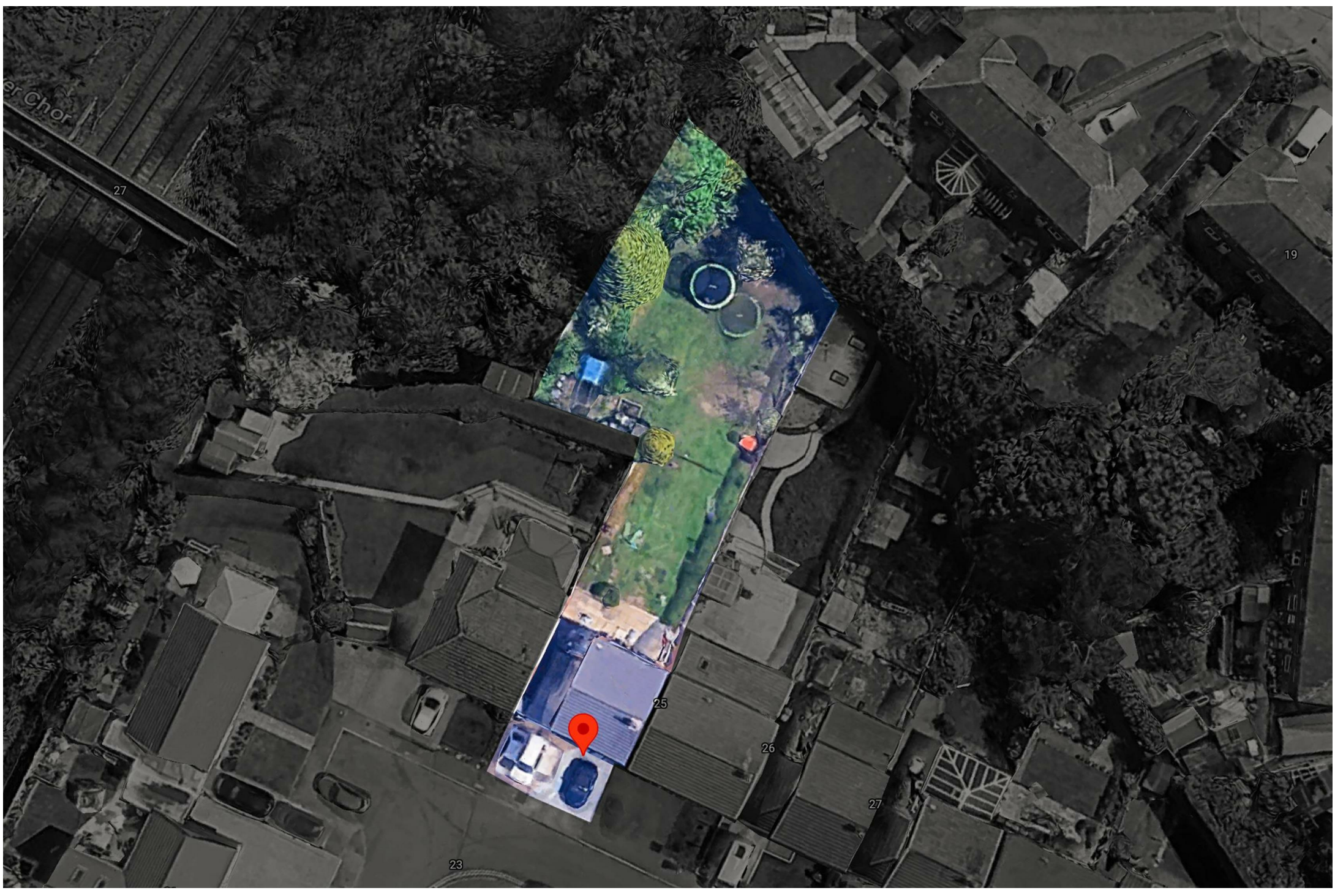
Externally, the property benefits from a driveway to the front, providing off-road parking for up to three vehicles and leading to the single integrated garage, which also incorporates a useful utility area. To the rear, the deceptively large L-shaped garden is a particular highlight, offering an excellent amount of outdoor space for families to enjoy. Immediately outside the property, a patio seating area provides the perfect spot for outdoor dining and entertaining, opening onto a generous lawn ideal for children to play. The garden extends further around the plot, where mature trees create a sense of privacy and seclusion, with additional space offering the potential for a larger seating area from which to relax and enjoy views back towards the home. Combining a peaceful cul-de-sac setting with convenient access to Chorley town centre, generous outdoor space this appealing family home offers an exciting opportunity for buyers looking to settle in a well-connected and convenient location.

Planning permission has been granted for a First floor side extension and part single/part two storey rear extension. Planning Reference: 26/00732/FULHH


NO RIFF
RAFF


Vorsicht!
KAMPF-
KATZE!
SMEG
FAIRY
Biscuits





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WELL DONE YOU!








GENUS FRAGARIA. Strawberry.







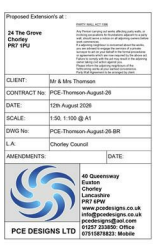





Hallway
Lounge
Garage
Store
Dining
Kitchen
Existing Ground Floor Layout
Bedroom
Bedroom
Store
Landing
Bedroom
Bathroom
Existing First Floor Layout
Hallway
Snug
Garage
Store
Wc
Dining
Utility
Kitchen
Lounge
Proposed Ground Floor Layout
Bedroom
Bedroom
Bedroom
Store
Landing
Bedroom
Bathroom
Dressing Area
En-Suite
Proposed First Floor Layout

Existing Side Elevation
Existing Rear Elevation
Existing Side Elevation
Existing Front Elevation
Proposed Side Elevation
Proposed Rear Elevation
Proposed Side Elevation
Proposed Front Elevation

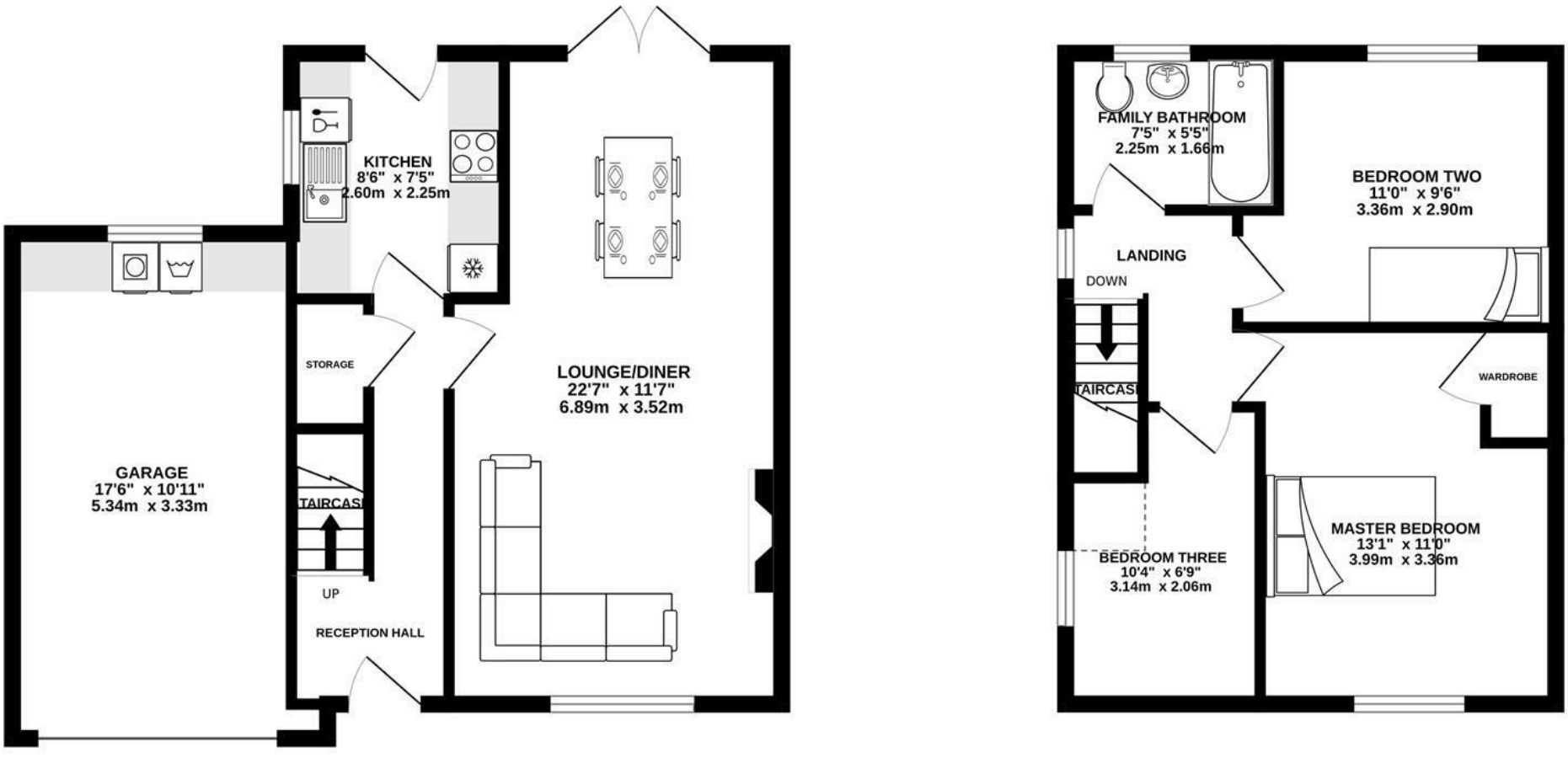
Cavity Tray


Proposed Extension's at :
24 The Grove
Chorley
PR7 1PU
PARTY WALL ACT 1996
CLIENT:
Mr & Mrs Thomson
CONTRACT No:
PCE-Thomson-August-26
DATE:
12th August 2026
SCALE:
1:50, 1:100 @ A1
DWG No:
PCE-Thomson-August-26-BR
L.A:
Chorley Council
AMENDMENTS:
DATE:
40 Queensway
Euxton
Chorley
Lancashire
PR7 6PW
www.pcedesigns.co.uk
info@pcedesigns.co.uk
pcedesigns@aol.com
01257 233850: Office
07510878823: Mobile
PCE DESIGNS LTD

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GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.

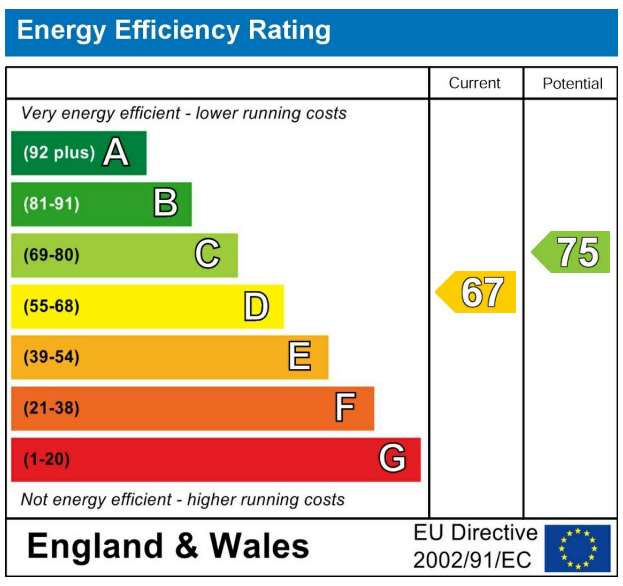


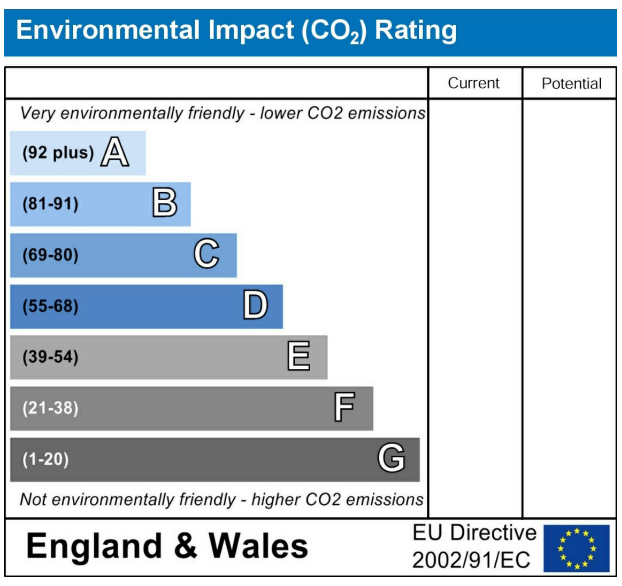
TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.

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.







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