



## Windsor Road, Chorley

**Offers Over £599,995**

Ben Rose Estate Agents are pleased to present to market this stunning, four-bedroom property situated on the highly sought-after Windsor Road in Chorley. This generously sized home seamlessly blends modern amenities with traditional charm, making it an exceptional opportunity, especially with the added benefit of a NO ONWARDS CHAIN. Located just a short walk from Chorley town centre, this property is perfectly positioned with excellent access to local schools, supermarkets, and other amenities. For those needing to commute, Chorley train station is nearby, and both the M6 and M61 motorways are easily accessible.

As you step through the charming vestibule, you're welcomed into the main reception hall, which immediately impresses with its beautiful staircase, setting the tone for the rest of the home. To the front, the spacious lounge features a bay-fronted window and a striking feature fireplace, providing a cosy yet elegant space for relaxation. Further down the hall, the drawing room offers versatile usage and continues the theme of character with another feature fireplace - ideal to be used for social gatherings or relaxing. This room leads seamlessly into the orangery at the rear, currently being used as an office, which is bathed in natural light. The heart of the home is the kitchen/breakfast room, thoughtfully designed for modern family life, with ample space and a breakfast bar that comfortably seats four. Off the kitchen, you'll find a convenient utility room and WC. The family dining room, set in an open-plan layout with the kitchen, creates a welcoming environment for gatherings. The ground floor layout offers the potential to be reconfigured to suit your specific needs.

Below this floor is a highly versatile basement level that is currently being used as a part office/gym. It even has its own WC and access to the garden.

Moving to the first floor, you're greeted by a gallery landing that leads to four generously sized bedrooms. The master bedroom is a true retreat, complete with a three-piece en-suite for added luxury. Bedroom two boasts fitted wardrobes, while bedroom three includes a charming dressing room. The rear-facing bedrooms offer delightful views of the garden and views beyond, enhancing the appeal. The family bathroom on this floor is a contemporary four-piece suite, featuring a freestanding bath that adds a touch of elegance to the space.

Externally, the property continues to impress. To the front, a driveway provides parking for one car and leads to the first of two garages, this one being integrated with the house. Additional parking is available on the road, as well as at the rear of the property via Balmoral Road, where a double detached garage can be accessed. The rear garden is a stunning feature, beautifully landscaped and split into multiple zones for relaxation and recreation. It includes two well-maintained lawns, a tranquil pond, and a raised patio area perfect for outdoor dining or entertaining. This property is a true gem, offering an exceptional blend of space, style, and convenience.



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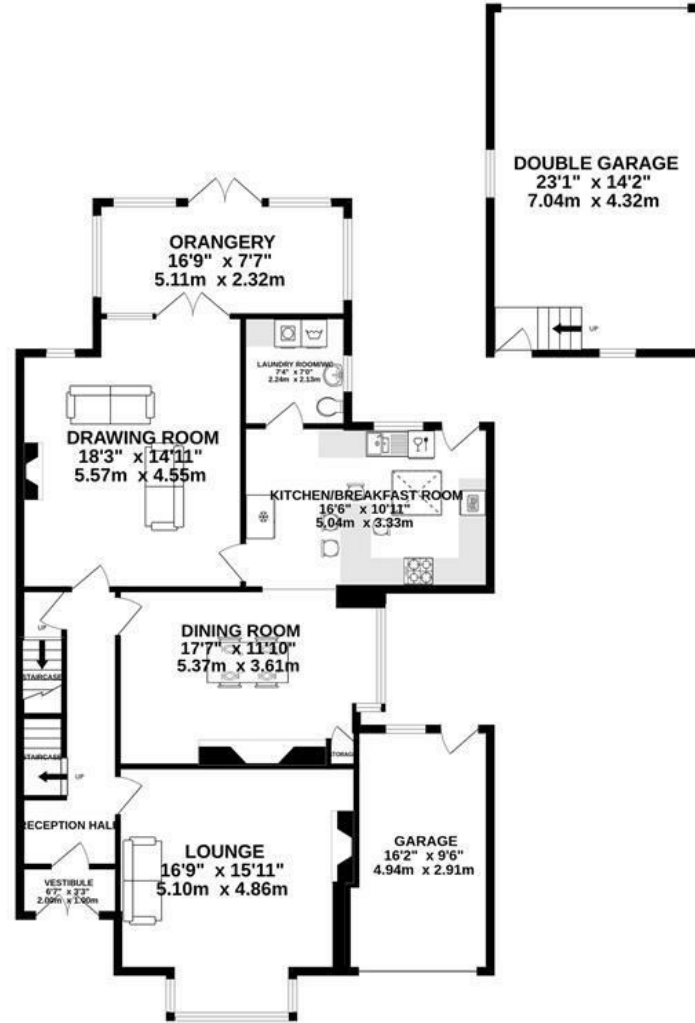




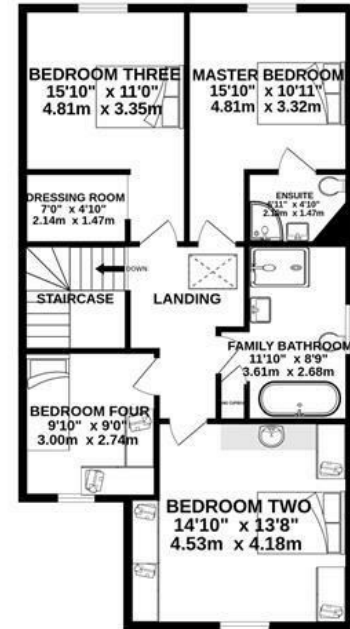
BASEMENT  
308 sq.ft. (28.6 sq.m.) approx.



GROUND FLOOR  
1646 sq.ft. (152.9 sq.m.) approx.



1ST FLOOR  
841 sq.ft. (78.2 sq.m.) approx.

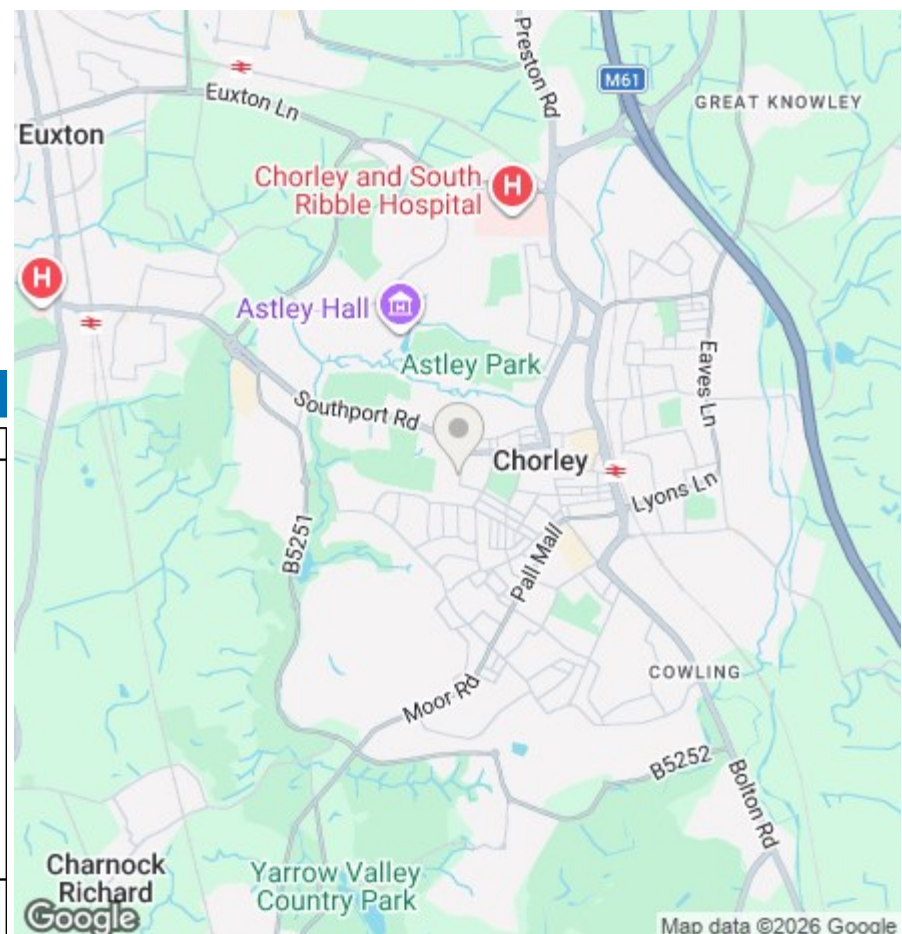


TOTAL FLOOR AREA : 2796 sq.ft. (259.7 sq.m.) approx.

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	<b>71</b>

### 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	