BEN ROSE



Butterworth Brow, Chorley

Offers Over £449,995

Ben Rose Estate Agents are pleased to present to market this beautiful, three bedroom, detached bungalow nestled in the picturesque Yarrow Valley between Chorley and Charnock Richard, with the added benefit of having a NO ONWARDS CHAIN. Butterworth Brow is tucked away down a quiet cul-de-sac consisting of only 5 individual properties which rarley come onto the market. Access to Yarrow Valley Park can be found just 200m from the property with superb countryside and riverside walks ideal for families, dog walkers and those just looking to enjoy the great outdoors. Built in the 1960s by the current owners, Briar Dene is a detached true bungalow sitting on an elevated position within mature gardens and isn't overlooked by neighbouring properties. There is a detached garage and parking for multiple vehicles. Offered for sale with an additional plot of land circa 450 SQ.M to the rear, the property has never been extended and offers fantastic potential for further development to create a truly stunning home. Southlands High School is also just a five-minute walk away, while Chorley town centre offers a range of shops, supermarkets, cafés, restaurants and everyday amenities. Chorley railway station provides regular services towards Preston, Manchester and beyond, while the nearby M6, M61 and M65 motorways offer convenient connections across the North West. Combining a peaceful setting with excellent accessibility, this is a fantastic opportunity for families looking to enjoy the best of both town and countryside living.

Stepping inside, the main entrance leads into a welcoming vestibule before opening into the main accommodation, where the layout feels spacious and flows naturally between the principal living areas. The modern fitted kitchen/breakfast room forms a central hub of the home, featuring a range of fitted units, integrated appliances including a fridge/freezer and induction hob, and a casual breakfast bar that provides the perfect spot for morning coffee or informal dining. Beyond the kitchen, the bright and airy conservatory offers a lovely outlook over the rear garden, creating a relaxing space to unwind while enjoying the surrounding greenery. Towards the front of the property, the generous lounge provides a comfortable setting for family gatherings and evenings together, with a feature fireplace adding character and a panoramic front-facing window allowing plenty of natural light to fill the room. Moving across the hallway, the bedroom wing comprises three well-proportioned bedrooms, with both the principal bedroom and bedroom two benefiting from fitted wardrobes for convenient storage. Completing the internal accommodation is a well-appointed four-piece family bathroom, featuring a separate bath and shower to suit the needs of a busy household.

Externally, the property continues to impress, with a generously sized driveway providing parking for up to six vehicles and extending down the side of the bungalow through to the rear garden. The driveway leads to a detached single garage, offering additional storage or practical space for hobbies, bikes and garden equipment. To the front, a well-presented, multi-tiered garden features areas of lawn, established shrubs and planting, creating an attractive approach to the home. The generous rear garden is a particularly appealing feature, thoughtfully arranged into separate sections to provide a variety of spaces for relaxation and family life. The first section offers a pleasant seating area leading onto a lawn, framed by mature hedging and established borders that introduce colour and a sense of seclusion. Beyond this, a further open lawn provides additional space for children to play, outdoor activities or dogs to run freely, while the adjoining woodland backdrop enhances the feeling of privacy and connection with nature. The property also benefits from a septic tank that complies with all current legislation, with certification completed in September 2026. With its versatile single-storey accommodation, substantial parking, detached garage and generous gardens, all set within easy reach of the beautiful Yarrow Valley and local schooling, this delightful bungalow offers an appealing opportunity for families seeking a peaceful yet well-connected home.











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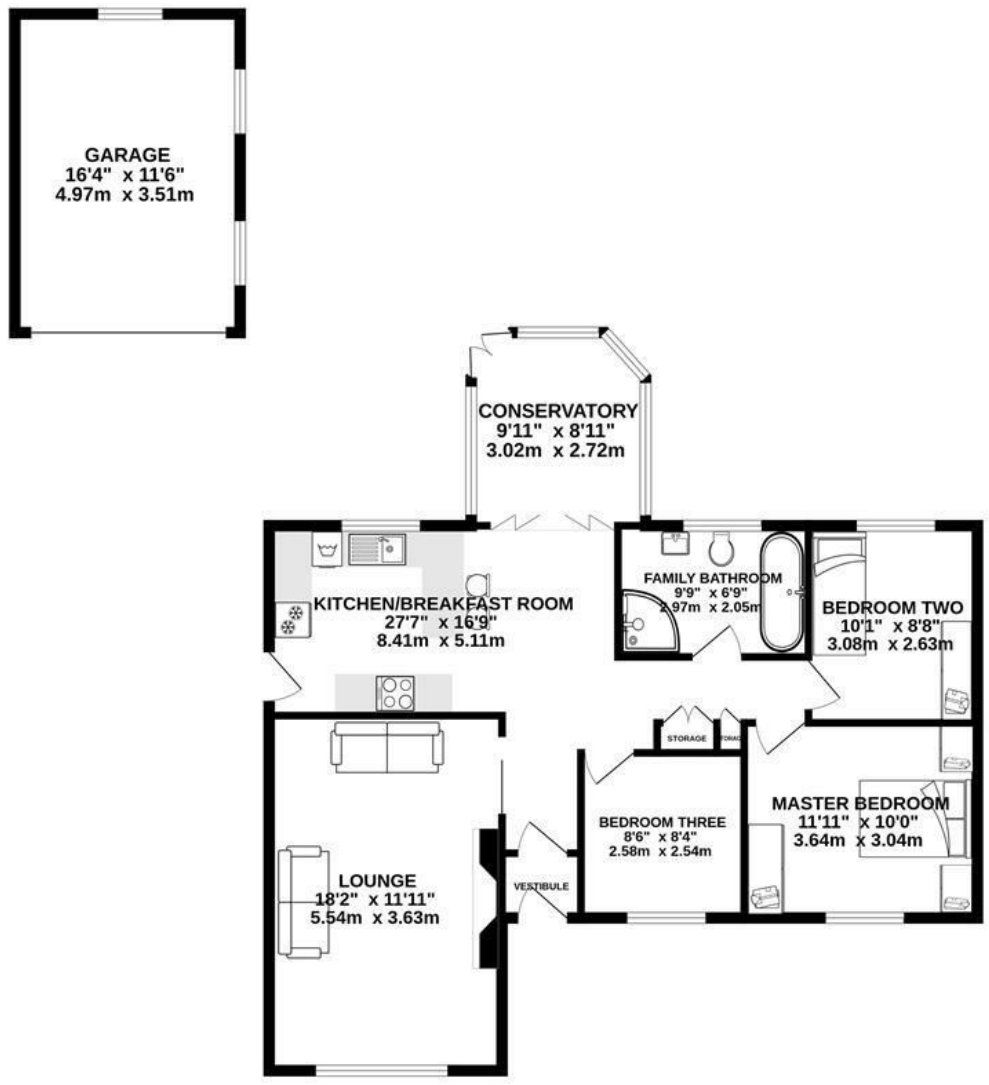






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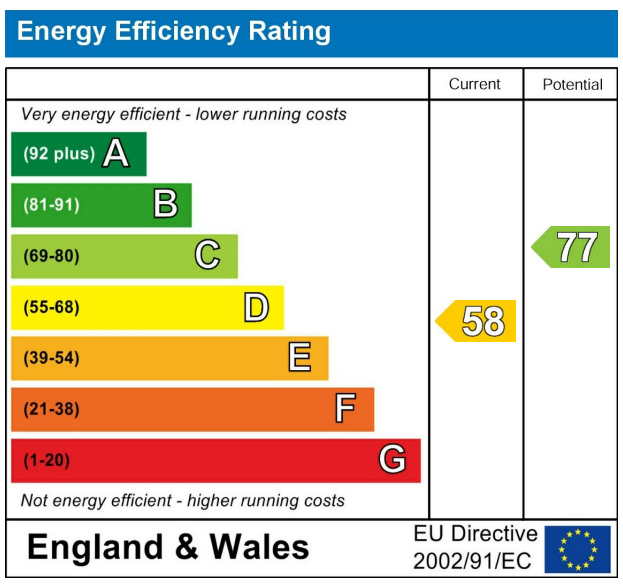
GROUND FLOOR
1082 sq.ft. (100.6 sq.m.) approx.

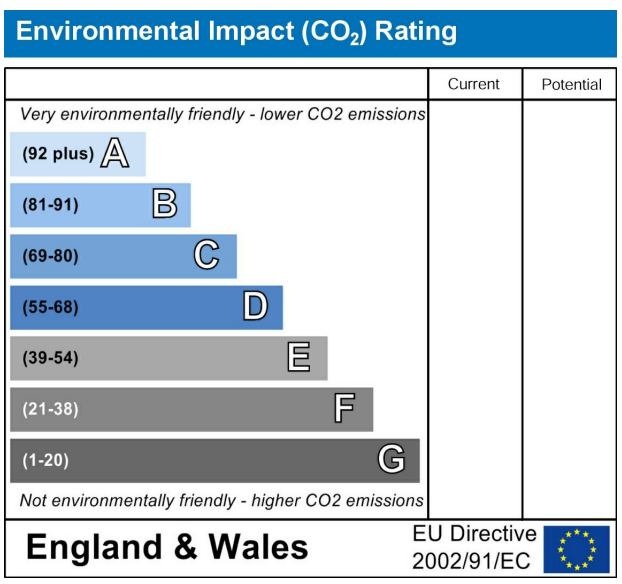


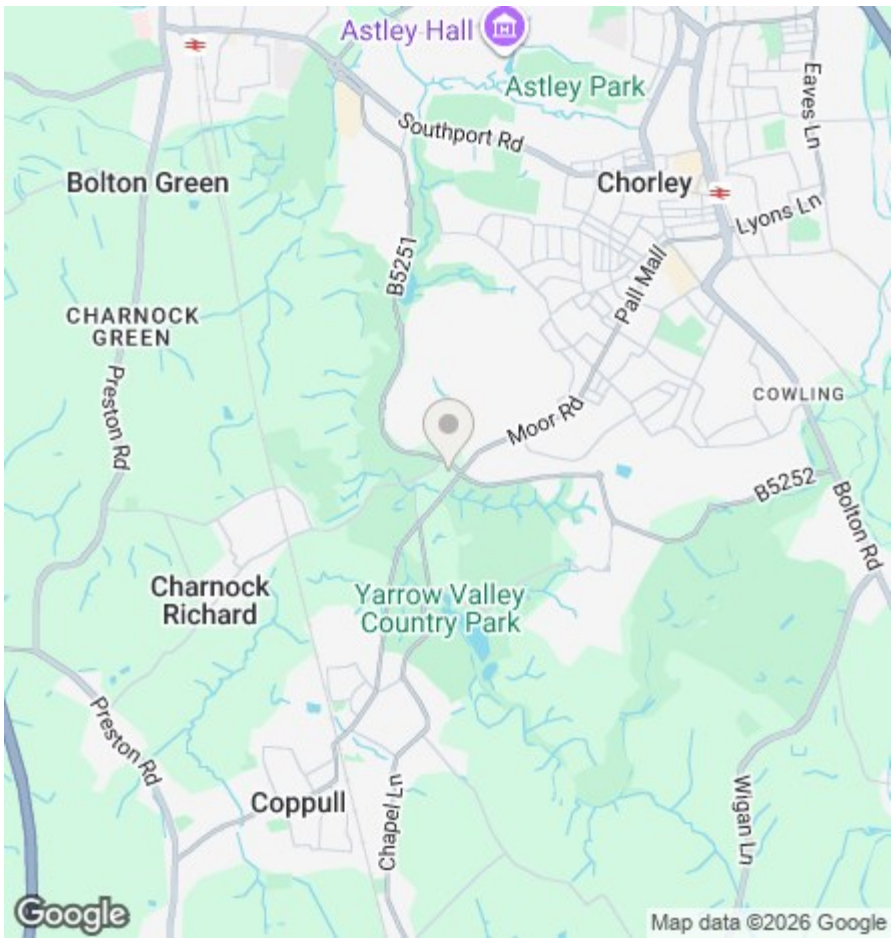
TOTAL FLOOR AREA : 1082 sq.ft. (100.6 sq.m.) approx.

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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