



Parkside Avenue, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this beautiful three-bedroom, semi-detached property, located on a highly sought-after cul-de-sac in Chorley. Perfectly positioned beside the stunning Astley Park and within walking distance of Chorley town centre, this home offers a peaceful yet convenient lifestyle ideal for families. The area boasts excellent travel links, with Chorley train station just a short distance away, providing direct routes to Preston, Manchester, and beyond. Bus routes are also easily accessible, and the nearby M61, M6, and M65 motorways offer superb connectivity for commuters. The town centre itself provides an excellent selection of shops, cafés, schools, and local amenities, with Astley Park and its historic hall offering picturesque walking routes right on the doorstep.

Stepping inside, you are greeted by a welcoming vestibule that opens into a bright and spacious reception hall, complete with the staircase leading to the first floor. Towards the front of the property is a beautifully presented lounge featuring a bay-fronted window that floods the room with natural light and a charming feature fireplace that creates a cosy focal point. Moving towards the rear, the heart of the home is the modern fitted kitchen, equipped with integrated appliances including a dishwasher, fridge, freezer and oven. The kitchen enjoys views over the tranquil garden and opens seamlessly into the elegant family dining room. This space features fitted storage, a second fireplace, and a lovely bay area with French doors that lead directly out to the rear garden, creating a wonderful flow between indoor and outdoor living spaces. For added charm, there is the original picture rails that are located in most rooms throughout the home as well as the original internal doors.

To the first floor, you'll find three well-proportioned bedrooms, each benefitting from fitted wardrobes that maximise storage while maintaining a sleek aesthetic. Both these rooms also have the original cast iron fireplaces still present, adding to the traditional charm. The sizeable shower room serves the home beautifully, offering a practical space for the whole family. Each room continues the warm and inviting décor found throughout, providing a comfortable and homely atmosphere.

Externally, the property features a well-maintained front aspect with a split driveway providing parking for two vehicles and access to a single integrated garage. To the rear, the beautifully landscaped garden offers a private and peaceful outdoor retreat. A patio seating area sits directly off the rear of the home, ideal for outdoor dining or relaxation, while two well-kept lawn sections are bordered by mature shrubs and trees, adding to the garden's seclusion and charm.

This delightful home combines a prime location, versatile living space, and an enviable setting next to Astley Park — making it the perfect family home in the heart of Chorley.















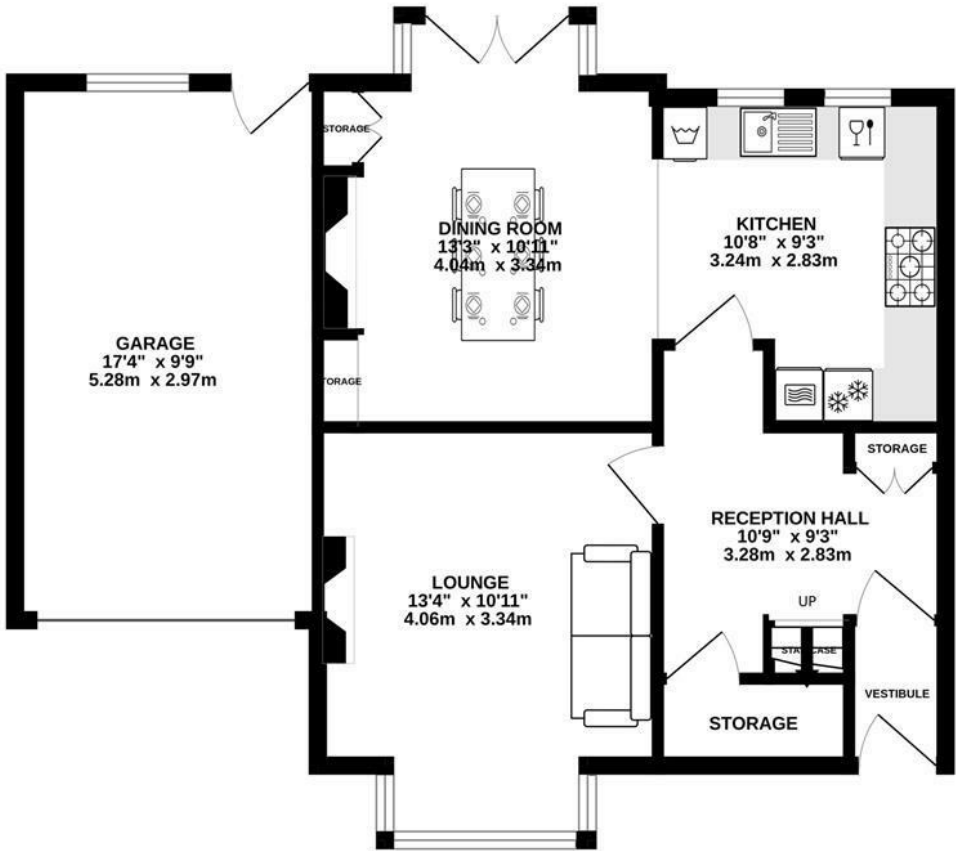




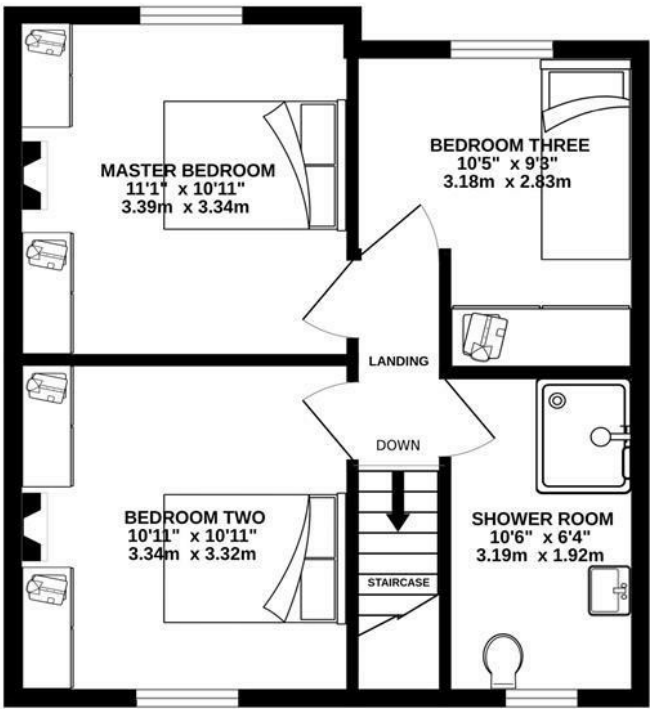


BEN ROSE

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales	EU Directive 2002/91/EC	

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

