



## Alexander Close, Chorley

Offers Over £329,995

Ben Rose Estate Agents are pleased to present to market this modern four bedroom family home situated just on the outskirts of Chorley. The home resides on a highly sought after development that boasts excellent travel links, nearby amenities and schools all within close proximity. The well connected Chorley town centre is just a short drive away and boasts great connectivity with its busy train station and bus terminal as well as access to the M6 M61 and M65 Motorways. Opposite the house is an expansive woodland and scenic canals offering endless amounts of nature walks as well as a choice of golf courses. Early Viewing on this home is advised.

Upon entering the home you are greeted by a bright and welcoming front lounge with a large bay window that keeps the room flooded with natural light. Moving into the heart of the home, you will find the spacious open plan kitchen and dining area. This bright and stylish area features all you would need for entertaining guests and preparing amazing meals. The modern kitchen is equipped with quartz worktops, as well as a plethora of fitted amenities including a fridge freezer, double oven, dishwasher and a gas hob situated on the island countertop. The dining room area can easily host a six person dining table, and is kept well illuminated by the two double patio doors creating a shameless indoor outdoor space. Completing the ground floor is a convenient WC just set back off the dining area.

Moving to the first floor you will find four well proportioned bedrooms with two being spacious doubles. The master bedroom boasts its own three piece ensuite adding a touch of luxury and privacy. Bedroom Two features floor to ceiling fitted wardrobes providing ample storage options. Serving the rest of the top floor rooms is the three piece family bathroom.

Externally the property features a large low maintenance garden with an even mix of paved, composite decking and grassed area, with artificial grass. This space is ideal for outdoor entertaining and can accommodate a large amount of outdoor furniture. To the front is a two car driveway as well a single car garage adding a versatile storage space.

Overall this modern family home would be ideal for a large number of buyers, being situated in an ideal spot for families and couples alike.

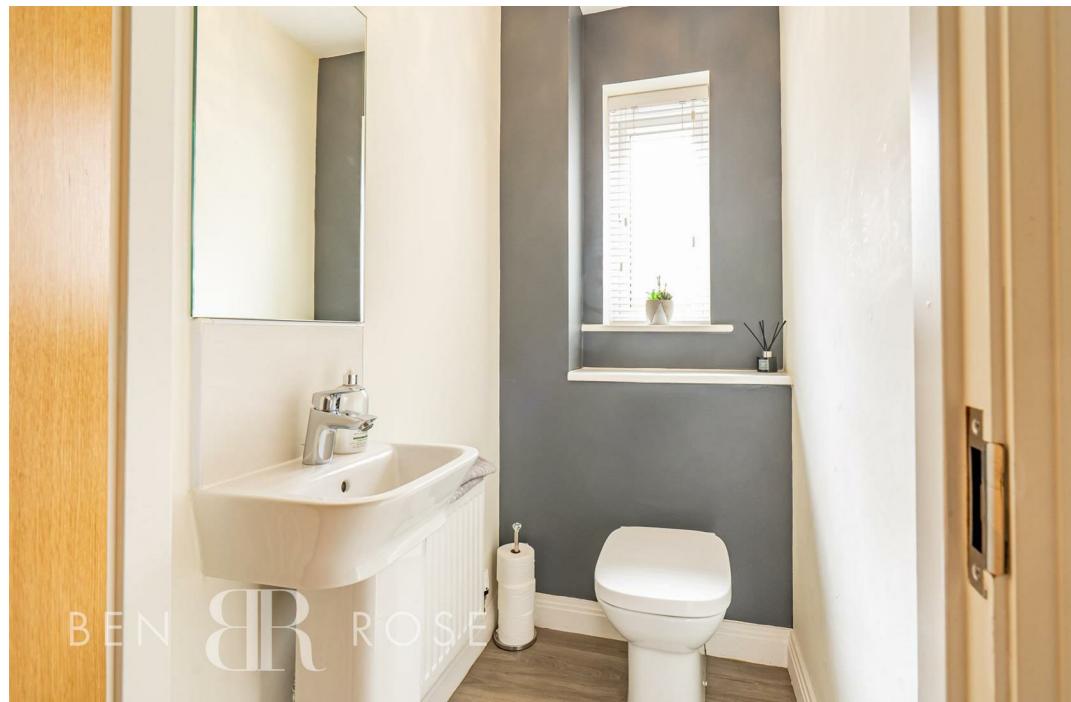


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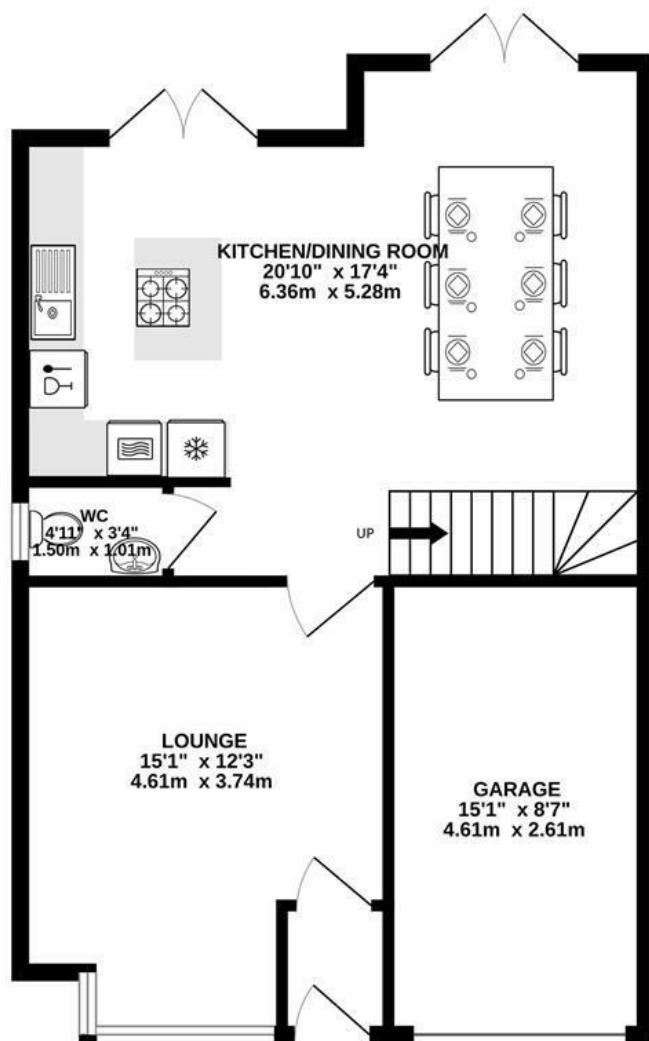




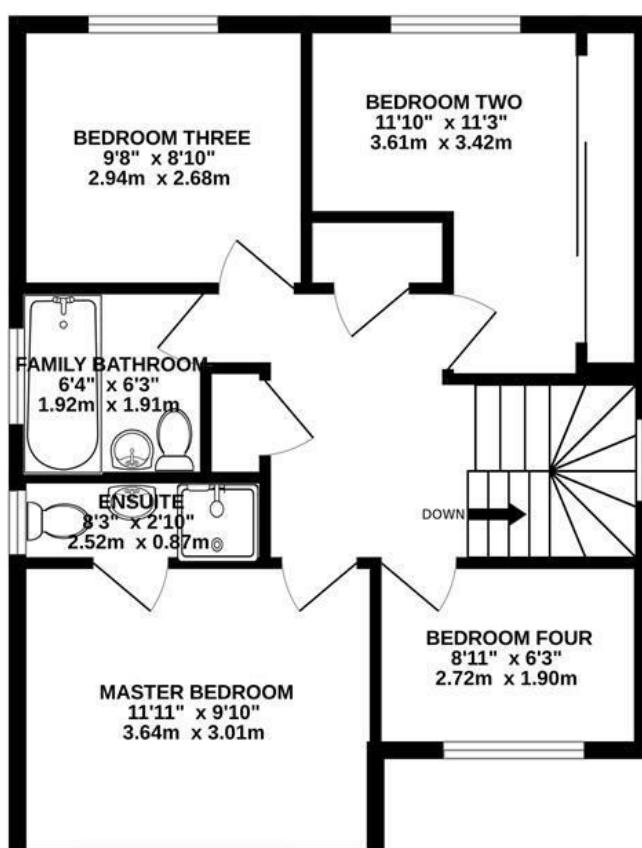


# BEN ROSE

GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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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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)	A	
(81-91)	B	87
(69-80)	C	88
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

