



## Ackhurst Lodge Drive, Chorley

**Offers Over £465,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached home, located in a highly sought-after area of Chorley. Set within a quiet residential estate, this spacious and modern property is perfect for families seeking both style and convenience. The home is within walking distance of the well-regarded Parklands High School, making it ideal for those with school-aged children. Chorley town centre is just a short drive away, offering a wide range of shops, supermarkets, eateries, and local amenities. The property is also well connected for commuters, with Chorley Train Station close by, excellent bus links, and easy access to the M6, M61, and M65 motorways—providing seamless routes to Preston, Manchester, and beyond. Nearby attractions such as Astley Park is located within walking distance of the home, as well as Yarrow Valley Country Park that offers scenic green spaces perfect for weekend family outings.

As you enter the home, you're welcomed into a bright and inviting reception hall that sets the tone for the stylish décor found throughout. To the front, the spacious lounge boasts a beautiful bay-fronted window that floods the room with natural light, creating a warm and relaxing atmosphere. Opposite, you'll find a versatile room currently used as a bar, which could easily function as a home office or study to suit your lifestyle. Moving towards the rear of the property, the heart of the home lies in the stunning open-plan kitchen/diner. This modern space features sleek units, integrated appliances including two fridge/freezers, an oven, microwave, and dishwasher, and offers ample room for a large dining table—making it ideal for both everyday family meals and entertaining. Off the kitchen is a practical utility room with integrated washer and dryer, keeping laundry neatly out of sight. The kitchen flows seamlessly into the elegant rear orangery, a versatile and light-filled space complete with skylights and bi-folding doors that open out to the rear garden—creating the perfect indoor-outdoor living experience.

Upstairs, a gallery-style landing provides access to four well-proportioned bedrooms. The master bedroom benefits from a fitted wardrobe and a stylish three-piece en-suite for added privacy and convenience. Bedroom three is currently set up as a dressing room, offering flexibility to meet your personal needs. The remaining bedrooms are tastefully decorated and ideal for children or guests. A modern three-piece family bathroom with an over-the-bath shower serves the remaining bedrooms, completing the upper floor of this superb family home.

Externally, the property offers excellent kerb appeal, with a driveway providing parking for up to three vehicles and leading to a single garage located to the rear. A neatly maintained front lawn and paved pathway enhance the welcoming approach. To the rear, you'll find a private, multi-tiered garden that has been designed for low-maintenance living. Predominantly decked throughout, with areas of artificial lawn, this secluded outdoor space is perfect for both relaxing and entertaining during the warmer months.

This exceptional home combines generous living accommodation with a prime location—making it the ideal choice for families looking to settle in a desirable area of Chorley.













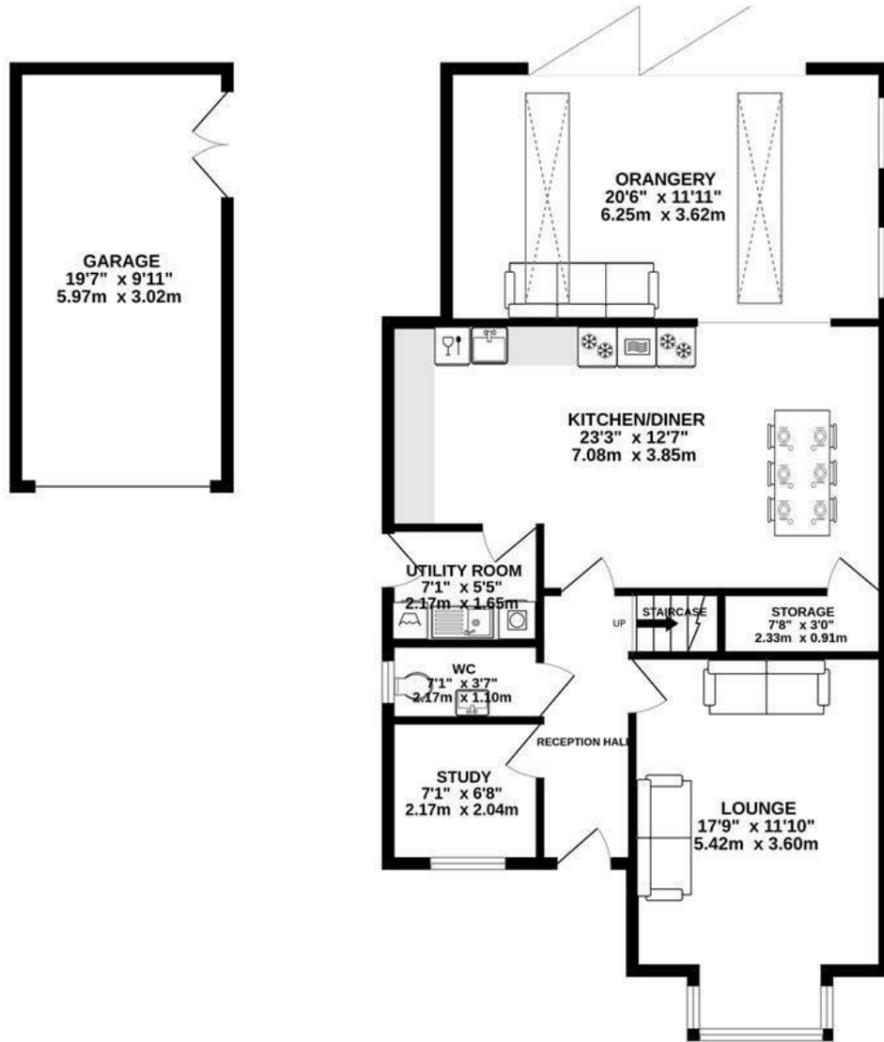




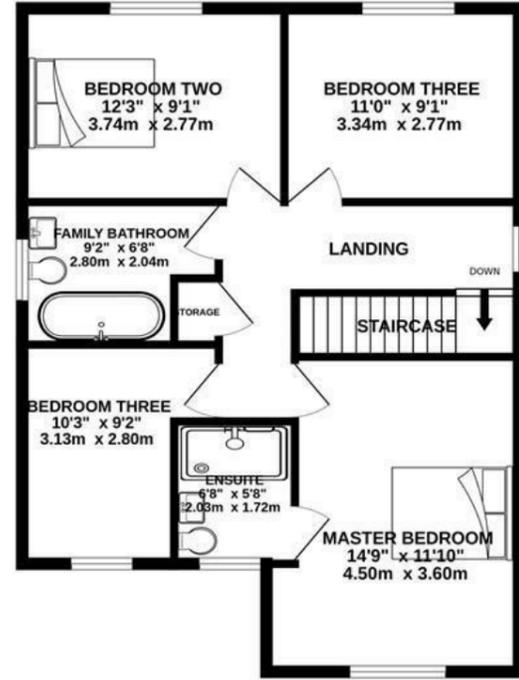




GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.

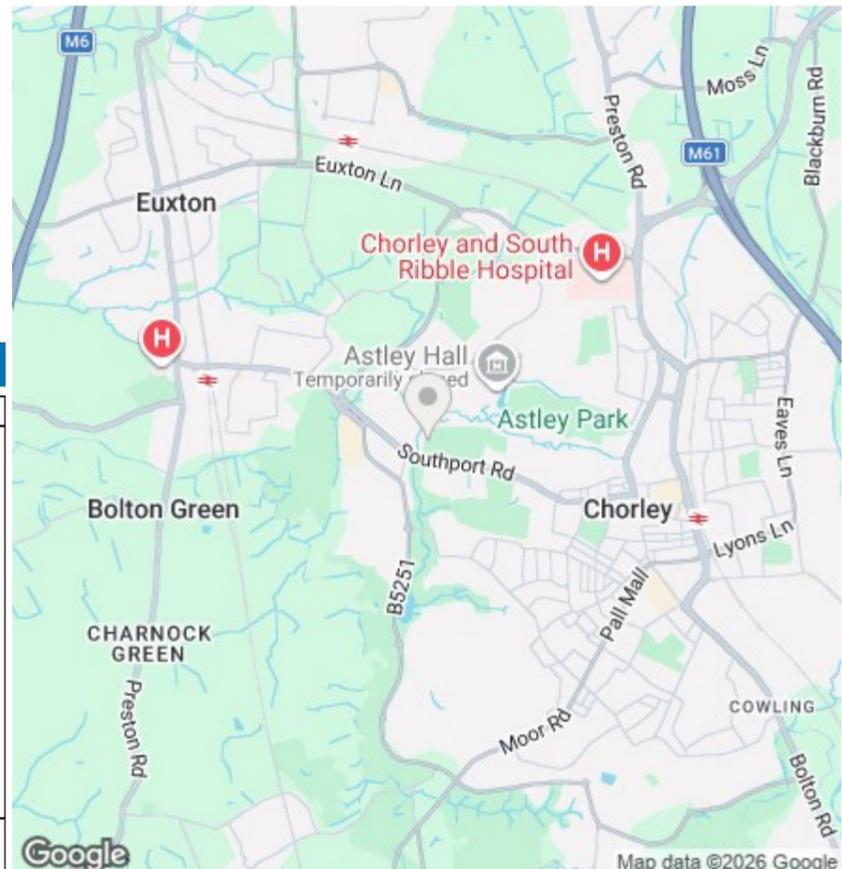


TOTAL FLOOR AREA : 1768 sq.ft. (164.3 sq.m.) approx.

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	

### 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	