



Burgh Wood Way, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this beautiful four-bedroom detached family home, situated within a sought-after residential area of Chorley. Offering generous and versatile living accommodation throughout, this impressive property is perfectly suited to growing families seeking both space and comfort. The home enjoys a convenient location close to a range of everyday amenities including supermarkets, shops, well-regarded schools, leisure facilities and local parks. Excellent transport links are also nearby, with Chorley town centre and train station providing direct rail connections to Manchester, Preston and beyond, while easy access to the M61 and M6 motorways makes commuting throughout the North West straightforward.

Stepping through the porch, you are welcomed into a bright and airy reception hall with the staircase positioned straight ahead and access to the principal ground floor rooms. To the right, the spacious study provides an ideal home office or additional reception space, benefitting from laminate plank flooring and a large front-facing window. Across the hall, a large opening leads into the impressive front lounge, where a beautiful bay window fills the room with natural light and attractive laminate herringbone flooring adds a stylish finish. The lounge flows seamlessly into the sitting room through a wide opening, creating an excellent family and entertaining space. Here, matching flooring continues throughout, while sliding patio doors open into the conservatory and a further door provides access to the kitchen diner. The generously sized kitchen diner offers ample room for family dining and features a modern fitted kitchen with a range of integrated appliances, along with access to both the hallway and utility room. Completing the ground floor is a convenient shower room located beneath the staircase, while the conservatory enjoys tiled flooring and glazed double doors opening onto the rear garden.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The superb principal bedroom benefits from fitted wardrobes, a private en-suite bathroom and a striking bay-fronted window overlooking the front aspect. Bedrooms two and three also feature integrated wardrobes, providing excellent storage solutions, while the fourth bedroom offers flexibility for use as a child's room, guest bedroom or additional office space. Serving the remaining accommodation is a modern family bathroom complete with a bath and overhead shower.

Externally, the property boasts excellent kerb appeal with a driveway to the front providing off-road parking for up to two vehicles, alongside a well-maintained front garden. To the rear, the mature garden offers a wonderful outdoor space for the whole family to enjoy, featuring a generous lawn, paved seating area ideal for outdoor dining and entertaining, and a gravelled section adding further versatility. Combining spacious accommodation, multiple reception areas, excellent family-friendly living space and a highly convenient Chorley location, this is a fantastic opportunity to acquire a superb detached family home.









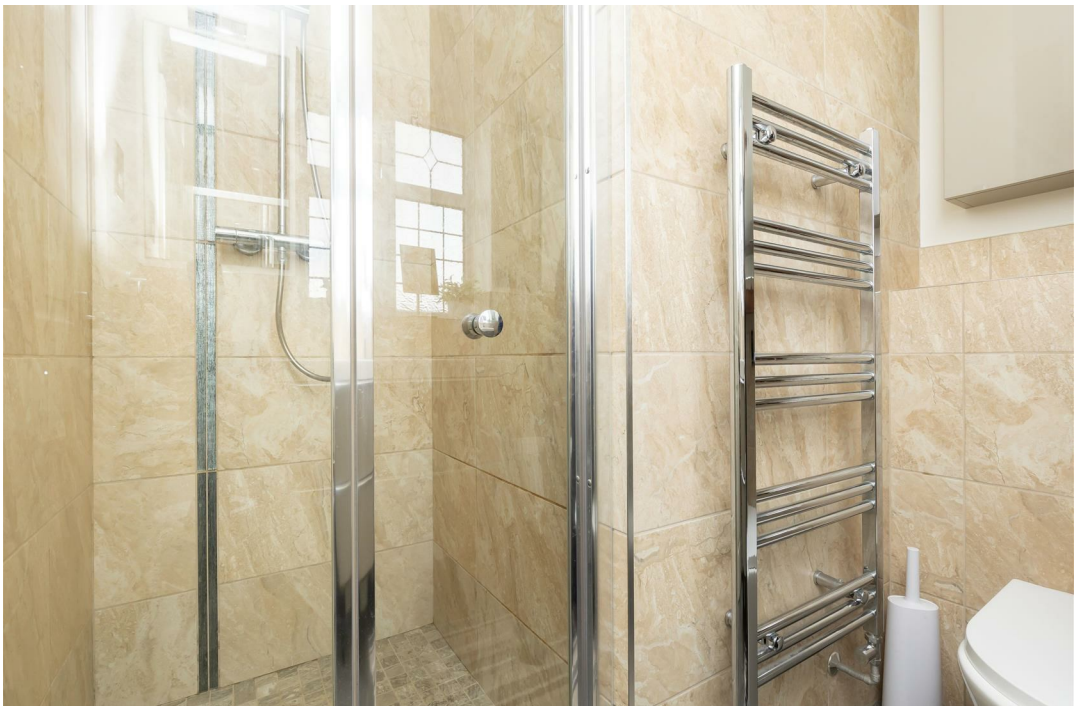












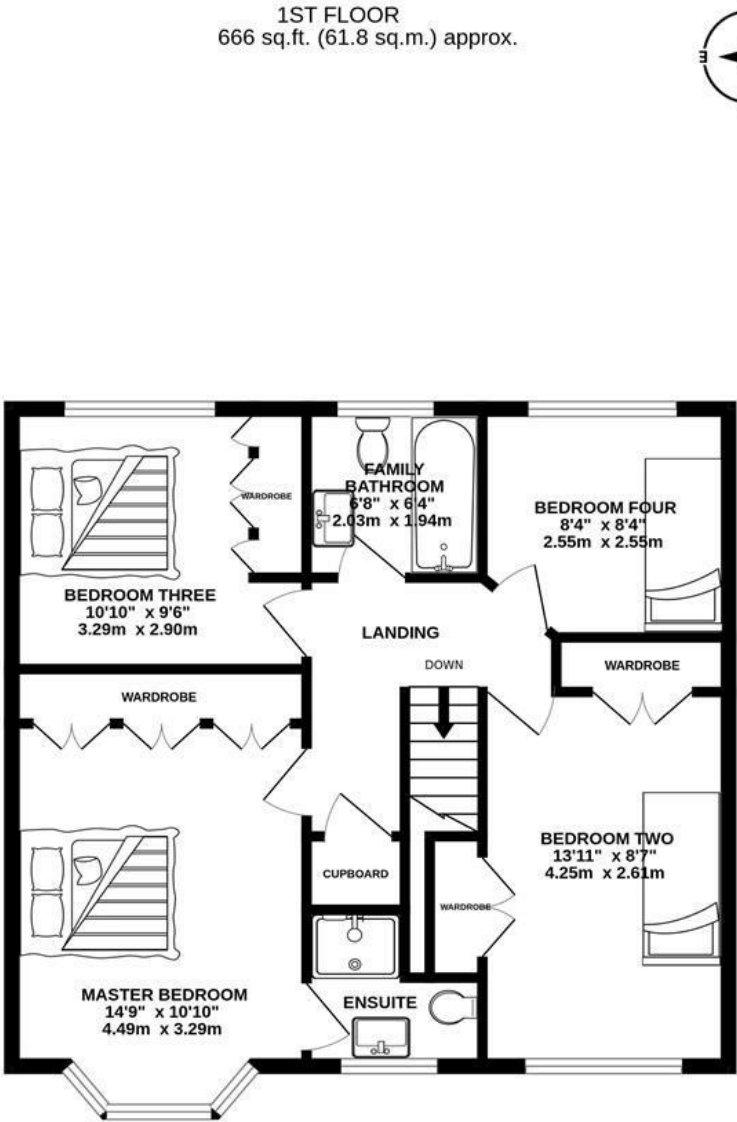
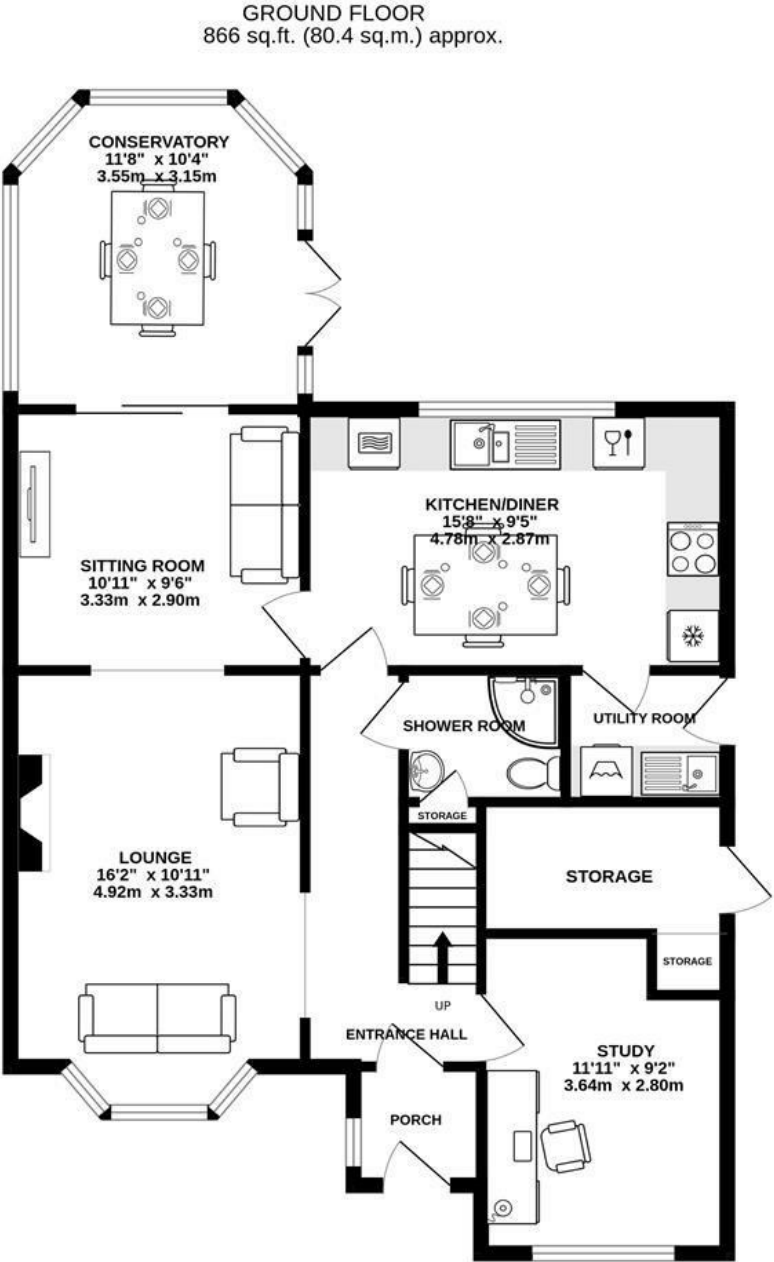








BEN ROSE



TOTAL FLOOR AREA : 1531 sq.ft. (142.3 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) 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		
	76	83
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	

