



The Oaks, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to the market this spacious four-bedroom detached home, situated on a sought-after residential development close to Chorley Town Centre. This ideal family home offers a perfect blend of modern living and convenience, with excellent access to major Northwest towns and cities via the M6 and M61 motorways. Nestled near the stunning Lancashire countryside, the property is also within reach of reputable local schools, nurseries, and amenities such as a nearby Tesco supermarket, ensuring all daily needs are easily met.

As you enter the home, you are greeted by a spacious entrance hall that sets the tone for the generous proportions throughout. The hall provides access to the inviting lounge via a set of French doors, where a large south-facing bay window floods the room with natural light. A gas feature fireplace can also be found here.

Continuing through the hallway, you'll find the open-plan kitchen/diner at the rear of the home. This modern kitchen is designed for both functionality and style, boasting a breakfast bar that seats three, integrated NEFF and SIEMENS appliances, including a double microwave/oven, dishwasher, and fridge freezer. Adjacent to the kitchen is a dining area, perfect for family meals, with patio doors that open onto the rear garden. The ground floor also features a good-sized utility room with additional worktop space, room for a washer and dryer, and convenient access to both the garden and the integral garage, which offers flexibility for parking or additional storage.

Moving upstairs, the first floor houses four well-appointed bedrooms, including two spacious doubles. The master bedroom features a modern three-piece ensuite with a shower, providing a private retreat. The third bedroom is currently being utilized as a dressing room but can easily be converted back into a bedroom if desired. An airing cupboard off the landing and an integral storage cupboard in the third bedroom offer practical storage solutions. Completing the first floor is a contemporary family bathroom with a bath.

Externally, the property benefits from a driveway that can accommodate two cars, with an easy-to-maintain front lawn that could be converted into additional parking space if required. The rear garden is a good size, featuring a lawn and a decked area ideal for outdoor seating and entertaining. It is not directly overlooked, offering privacy and is bordered by tall fencing. A patio area and gated access to the front add to the practicality of the outdoor space. Additional storage is available above the garage and in the loft, and there is significant potential to extend the property to the rear, making this home an excellent long-term investment.

This well-presented home is perfect for growing families seeking a property with space, modern amenities, and potential for future expansion.











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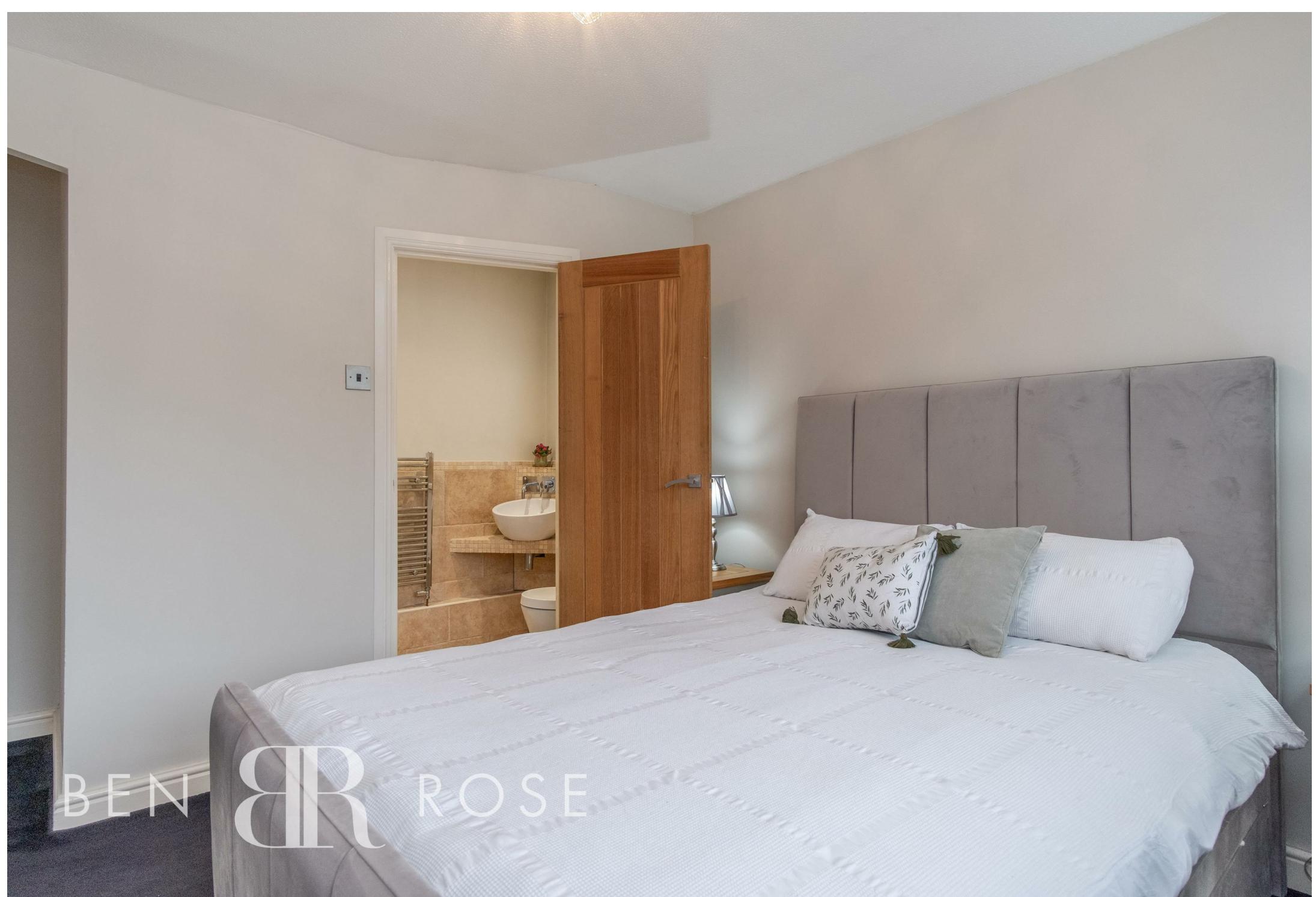




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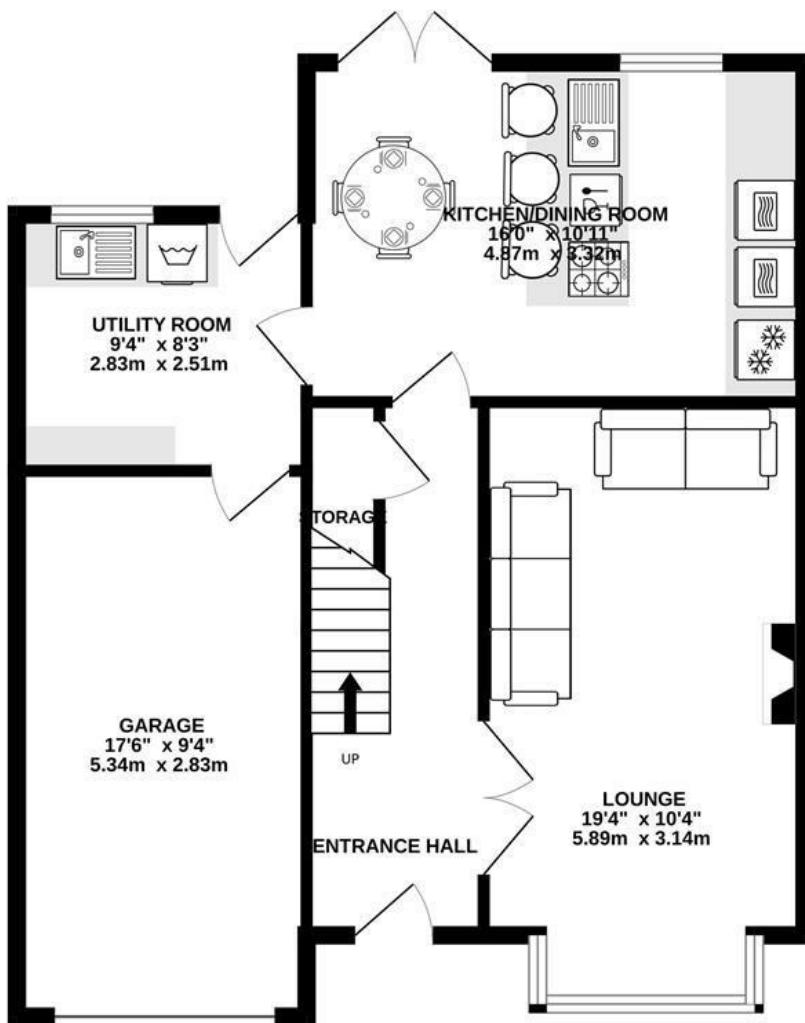




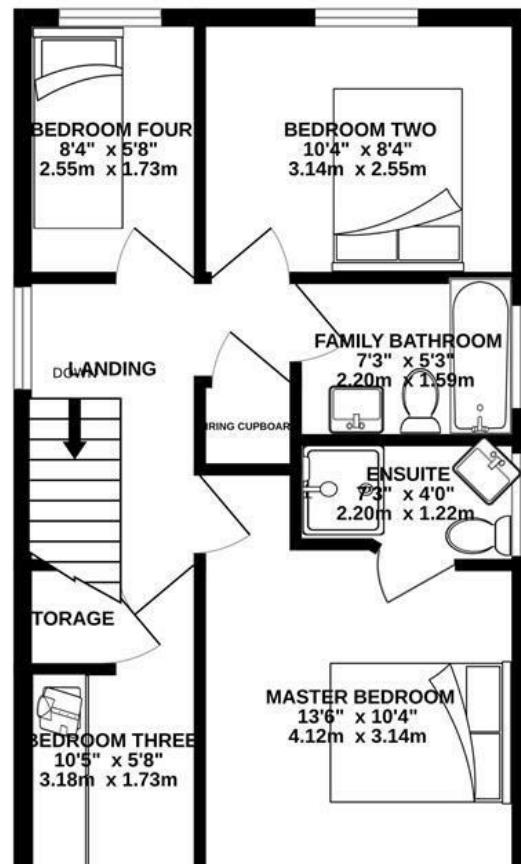


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GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
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