



## Evergreen Close, Chorley

**Offers Over £259,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached property situated within a sought-after residential area of Chorley, Lancashire. Ideal for growing families, this spacious home offers versatile living accommodation throughout, including a converted garage that now provides an additional family room with a variety of potential uses such as a playroom, home office or second sitting room. The property enjoys a convenient location close to highly regarded schools, supermarkets, local shops and leisure facilities, whilst Chorley town centre is only a short drive away. Excellent travel links are nearby, including easy access to the M61 and M6 motorways, regular bus routes and Chorley train station, offering direct links to Manchester, Preston and surrounding towns. Nearby attractions such as Astley Park and local countryside walks further enhance the appeal of the location for family buyers.

Internally, the home welcomes you into a vestibule entrance with the staircase directly ahead whilst also providing access to the main reception rooms. To the front is the spacious lounge featuring a bay-fronted window that allows plenty of natural light into the space. The lounge then opens through into the family dining room, creating a sociable layout ideal for both everyday living and entertaining, with French doors leading out onto the rear garden. Off the dining room is the sizeable kitchen which benefits from an integrated oven, ample worktop space and additional access to the side of the property. Leading off the kitchen is a handy store room which in turn provides access to a convenient utility/WC. Completing the ground floor is the converted garage, now utilised as a versatile family room offering flexible accommodation to suit a range of lifestyles, including the possibility to be used as a fourth bedroom.

To the first floor, the property offers three well-proportioned bedrooms, all suitable for family living. The master bedroom benefits from fitted wardrobes as well as its own private en-suite shower room. The remaining bedrooms are served by a modern four-piece family bathroom comprising a bath, separate shower, wash basin and WC, providing practicality for busy households.

Externally, the property has a driveway to the front providing off-road parking for up to two vehicles, alongside a neat front aspect. To the rear is a private enclosed garden that enjoys a good degree of privacy as it is not overlooked from behind. The garden features a decked seating area, perfect for outdoor dining and relaxing, which leads onto a well-maintained lawn ideal for children and family enjoyment. This is a fantastic opportunity to acquire a spacious and versatile detached family home in a popular and well-connected area of Chorley.













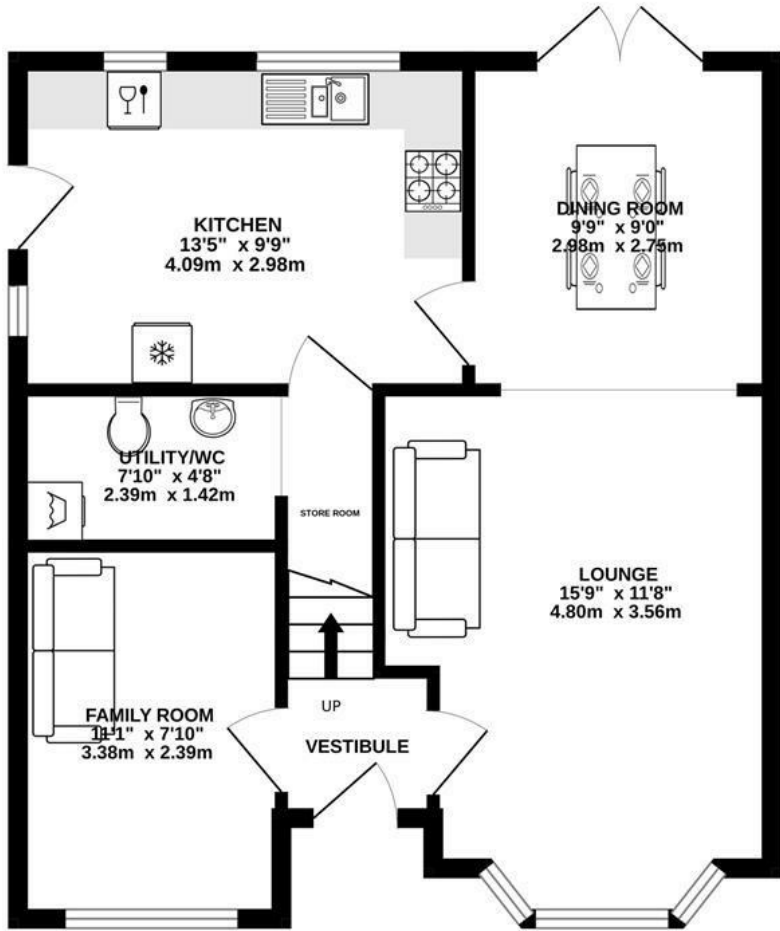




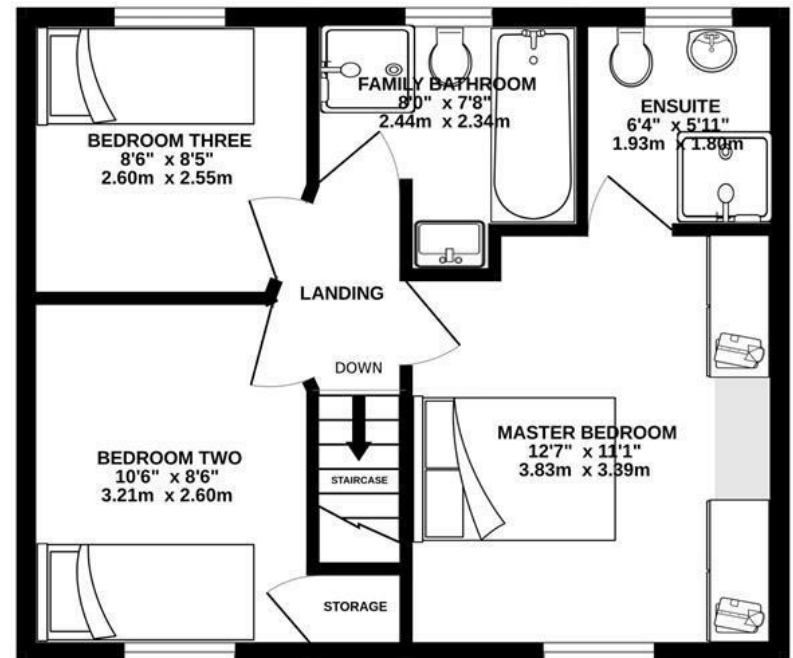




GROUND FLOOR  
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

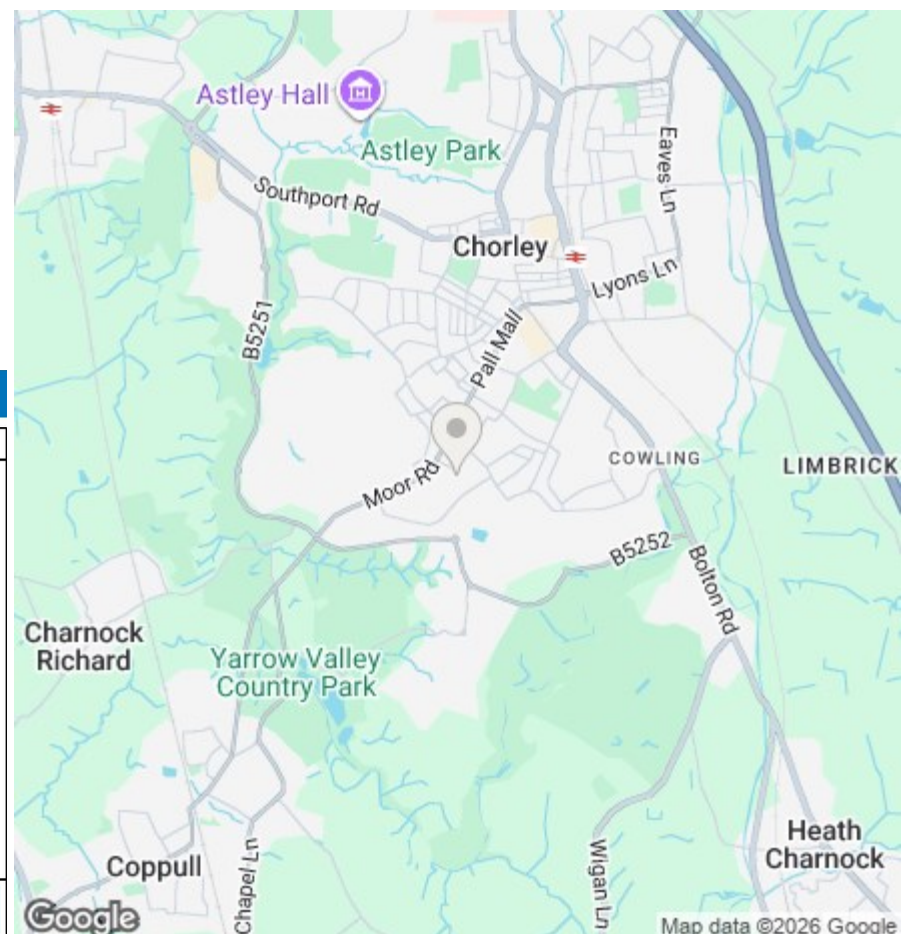


TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.

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		
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