



Draperfield, Chorley

Offers Over £219,995

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious four-bedroom semi-detached home in Chorley, occupying a generous corner plot in a highly sought-after, family-friendly cul-de-sac. The property enjoys an impressive rear garden, a substantial driveway, and the advantage of being within easy reach of local amenities and excellent travel links, all while benefiting from the peaceful surroundings of a quiet residential neighbourhood.

The home is entered via a welcoming porch that includes a useful storage cupboard and leads directly into the generously proportioned lounge. This bright, front-facing space features a large window, a striking spiral staircase, and a fireplace, creating both character and warmth. From here, there is access to the kitchen and to the spacious master bedroom. The master bedroom, a comfortable double, boasts patio doors that open onto the garden and is complimented by a modern three-piece en-suite shower room.

Flowing back through, the open-plan kitchen, dining, and breakfast area offers a sociable and practical layout. The kitchen is fitted with ample wall and base units, an integrated oven and hob, and plenty of space for freestanding appliances, while a breakfast bar for two adds casual dining convenience. The adjoining dining area is large enough to accommodate a family dining table and sofa, with views across the garden and direct access to the outdoor space.

Upstairs, the property offers three further well-sized double bedrooms, with Bedroom Three benefitting from fitted wardrobes. The family bathroom is an attractive 'L'-shaped three-piece suite with an over-bath shower, and the generous landing adds to the sense of space.

Externally, the rear garden has been recently landscaped and is both generous and private, enjoying a tiered layout with a lawn, gravel patio, decking area, and a mini bar, making it a perfect setting for outdoor entertaining. The property is not directly overlooked and offers a sense of seclusion. To the front, a substantial driveway provides off-road parking for up to four cars, with gated access leading to the rear garden. This home combines charm, space, and practicality in a location that's ideal for family living.

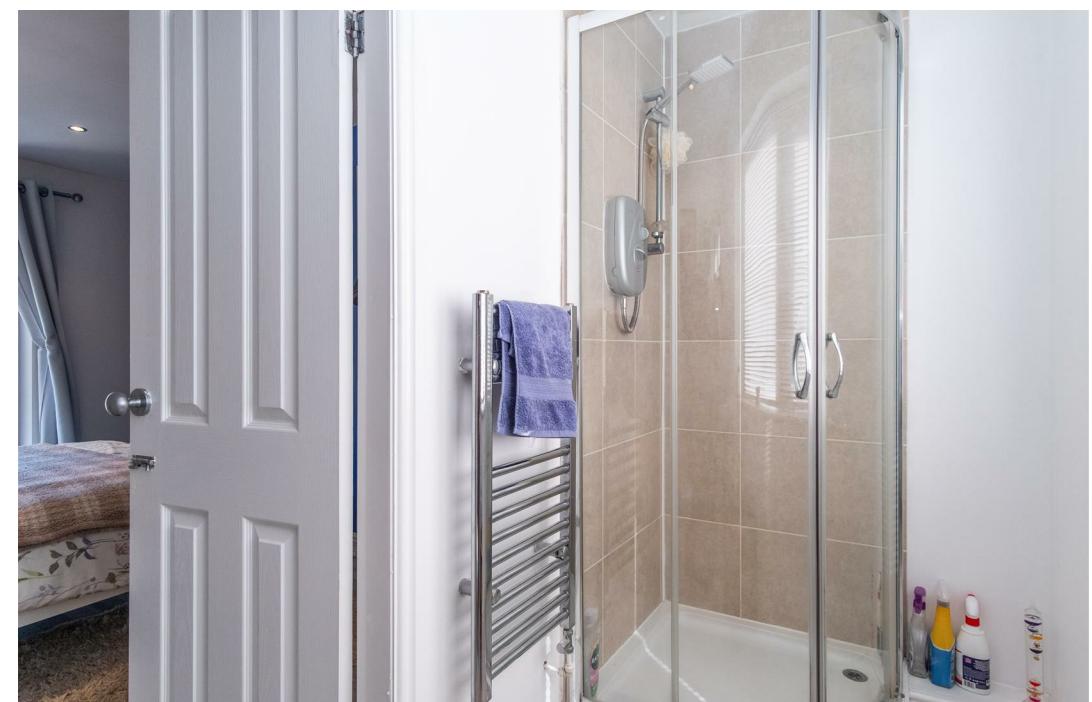














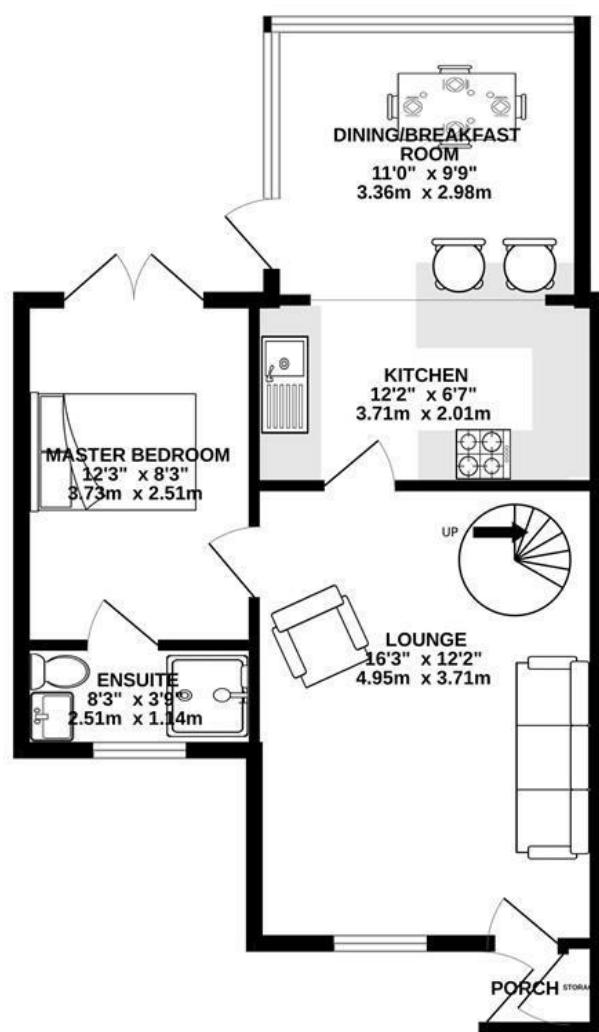




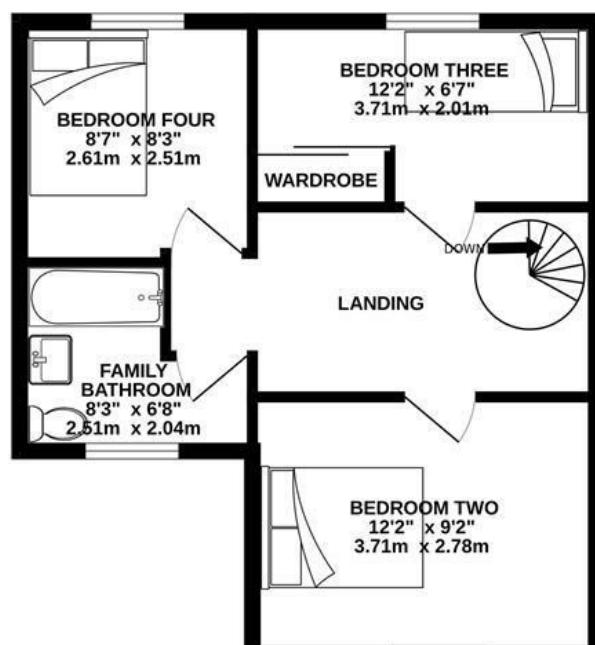


BEN ROSE

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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		
England & Wales	EU Directive 2002/91/EC	

