



Blackburn Road, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully extended four-bedroom semi-detached bungalow, occupying an enviable corner plot in a sought-after residential area of Chorley. Offering an abundance of versatile living accommodation, this impressive family home has been thoughtfully adapted with fitted safety aids, making it suitable for a wide range of buyers whilst still retaining a stylish and contemporary feel throughout. The generous internal layout, combined with spacious reception areas and well-proportioned bedrooms, provides the perfect setting for modern family living. Ideally situated, the property enjoys excellent access to a wealth of local amenities including well-regarded schools, supermarkets, cafés, healthcare facilities and leisure amenities. Chorley town centre is just a short drive away, whilst Buckshaw Parkway and Chorley railway stations offer direct rail services to Manchester, Preston and beyond. Excellent road links are available via the nearby M61, M6 and M65 motorways, making commuting throughout the North West both quick and convenient.

Stepping through the front entrance, you are welcomed into a bright and airy reception hall finished with attractive tiled flooring, creating an inviting first impression. Immediately to the right is a three-piece family shower room, complete with a large walk-in shower and fitted safety aids. To the left of the hallway sits the spacious front lounge, boasting a large bay window that floods the room with natural light, complemented by stylish vinyl plank flooring, a feature wood-panelled wall and a traditional gas fire with a polished stone hearth and wooden surround, creating a warm and comfortable family space. Continuing through the hallway, you enter the heart of the home; an exceptional open-plan kitchen, dining area and sitting room. The high-specification fitted kitchen features an extensive range of integrated appliances, ample storage and a large central island breakfast bar, all finished with tiled flooring. A useful storage room is conveniently positioned beneath the staircase, whilst glazed double doors open onto the front of the property. Flowing seamlessly into the dining area and sitting room, vinyl plank flooring continues throughout, with a charming log-burning stove positioned in the rear corner, creating an ideal place to relax. An integrated air conditioning unit ensures year-round comfort, whilst a rear-facing window and three letterbox side windows fill the room with an abundance of natural light. An external door also provides direct access to the rear garden. Completing the ground floor are bedrooms three and four, both generous doubles benefiting from fitted wardrobes and pleasant views over the rear garden.

The first floor continues to impress with two further well-proportioned bedrooms, including the spacious principal bedroom, with both rooms enjoying rear-facing windows overlooking the garden. A three-piece shower room serves this level and benefits from a front-facing skylight, creating a naturally bright space. Also located on the first floor is a substantial storage room within the eaves, complete with a large skylight. Although currently unfinished, this versatile space offers excellent potential for conversion into a fifth bedroom, home office or hobby room, subject to any necessary consents, allowing future owners to further tailor the home to their needs.

Externally, the property occupies an attractive corner plot with well-maintained outdoor spaces to both the front and rear. To the front, a walled brick-paved hardstanding provides off-road parking for one vehicle, whilst steps lead up to the flagged patio and main entrance, complemented by neatly gravelled borders planted with shrubs. To the side of the property, a second driveway provides additional parking for one vehicle and leads directly to the detached garage, offering further storage or secure parking. To the rear, the home enjoys a private enclosed garden comprising a flagged patio alongside a raised area finished with low-maintenance artificial lawn, creating an ideal space for relaxing or entertaining outdoors. Combining generous family accommodation, adaptable living spaces, excellent transport links and a desirable Chorley location, this superb detached bungalow presents a fantastic opportunity for families seeking a spacious and versatile long-term home.























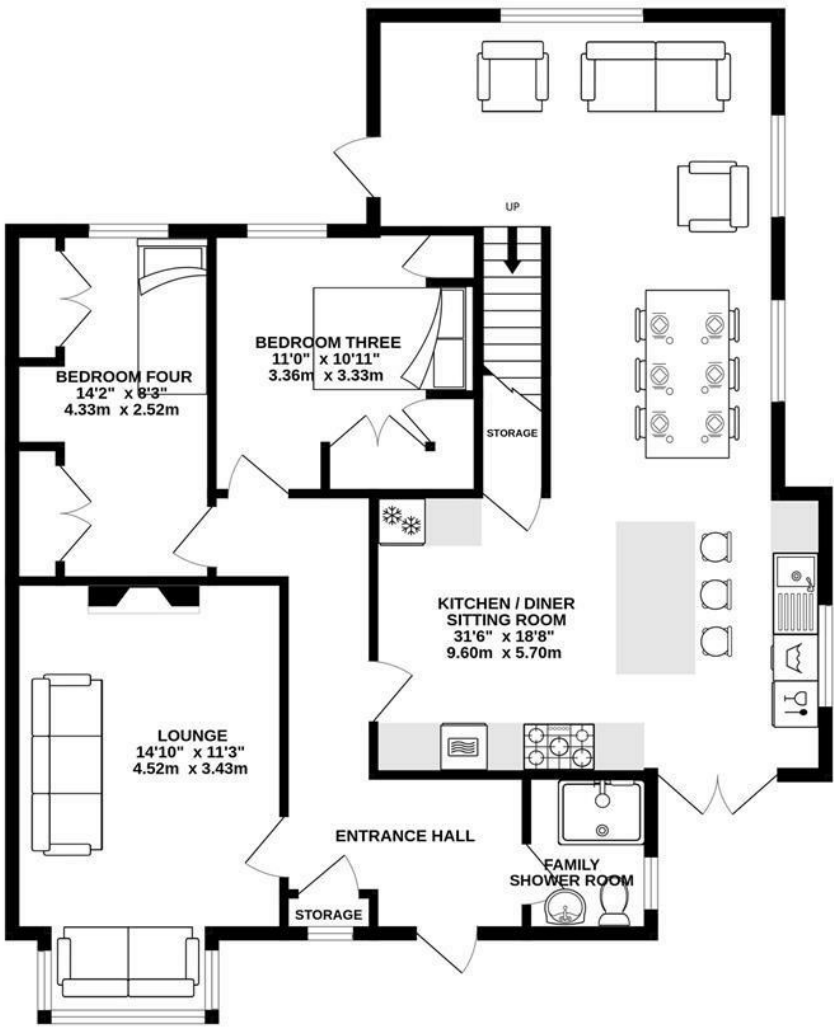




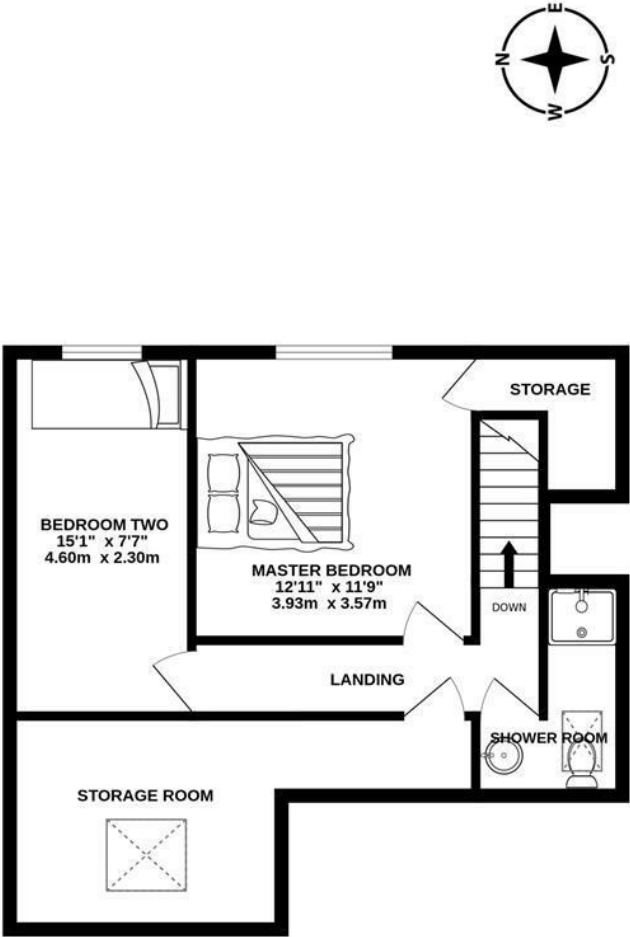


BEN ROSE

GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.4 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	
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 

