



Merton Grove, Chorley

Offers Over £499,995

Ben Rose Estate Agents are pleased to present to market this impressive five-bedroom detached family home, situated in a sought-after area of Chorley. Extended to create generous and versatile living accommodation throughout, this substantial property enjoys stunning rear views across Healey Nab and the surrounding Lancashire countryside, offering a wonderful balance of modern family living and picturesque surroundings. Ideally positioned for growing families, the home benefits from easy access to Chorley town centre, where a wealth of shops, supermarkets, cafés, restaurants and leisure facilities can be found. Excellent transport links are nearby, including Chorley train station with direct services to Manchester, Preston and beyond, regular bus routes, and convenient access to the M61, M6 and M65 motorways. The property is also within easy reach of highly regarded schools, scenic countryside walks, Astley Park and other local attractions.

Upon entering the home, you are welcomed by a spacious reception hall which provides access to the staircase and the principal ground floor rooms. To the right is the sizeable lounge, beautifully presented and enhanced by a bay-fronted window that fills the room with natural light. This inviting space flows seamlessly into the stunning rear orangery, a standout feature of the home that has been designed to maximise the spectacular countryside views. Complete with a charming multi-fuel burner and two sets of bi-folding doors opening onto the garden, the orangery provides an exceptional space for family dining, entertaining and relaxing throughout the year. The orangery continues into the high-quality solid wood kitchen/breakfast room, fitted with a range of integrated appliances including dual ovens, a coffee machine and wine fridge, all centred around a practical breakfast bar. Just off the kitchen is a useful utility room, while internal access can also be found to the integrated double garage, which benefits from the added convenience of a dedicated dog shower.

To the first floor, the property continues to impress with five well-proportioned bedrooms. The generous master suite enjoys breathtaking rear views through a Juliette balcony, while a charming bay window with built-in seating creates the perfect place to relax and appreciate the outlook. The master bedroom is further enhanced by a stylish modern en-suite shower room. Bedroom two is another excellent double bedroom, featuring a bay-fronted window and its own beautifully appointed en-suite shower room. The remaining bedrooms offer flexible accommodation for family members, guests or those working from home, all served by a contemporary shower room.

Externally, the property boasts excellent kerb appeal with a driveway providing parking for up to four vehicles, leading to the integrated double garage. To the rear, the beautifully landscaped garden has been thoughtfully designed to make the most of the outstanding views. Directly from the orangery is a raised decking area, creating the perfect setting for outdoor dining, entertaining or simply enjoying the peaceful countryside backdrop. Steps lead down to a generous lawned garden, providing plenty of space for children to play and families to enjoy. Combining spacious accommodation, high-quality finishes and an enviable outlook, this exceptional family home offers a rare opportunity in one of Chorley's most desirable locations.





















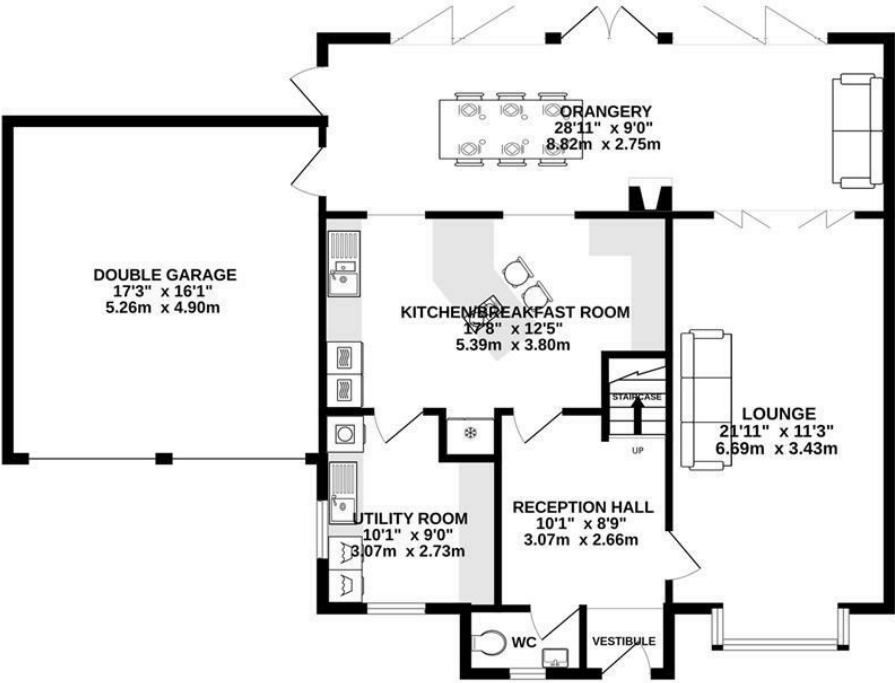




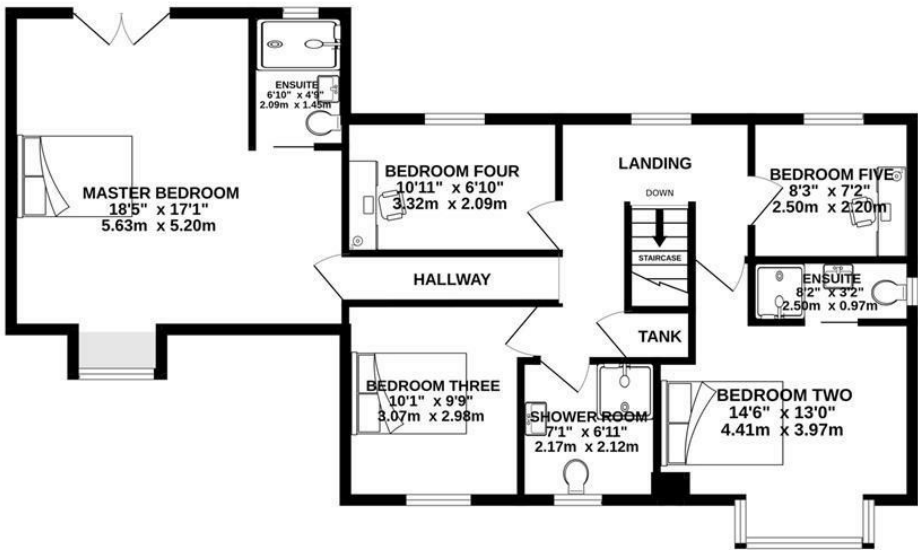




GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 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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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		
	71	74
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	

