BEN ROSE



Evergreen Close, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom detached property, situated within a sought-after residential area of Chorley, Lancashire. Presented with no onward chain, the home is ideal for those looking for a straightforward move and offers comfortable living accommodation throughout. 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.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient W.C. is located alongside the staircase leading to the upper level. To the left, you will enter the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table, with double patio doors leading through to the conservatory at the rear. The bright and airy conservatory provides versatile additional living space, with patio doors opening out onto the garden. Completing the ground floor is the modern kitchen, which includes an integrated fridge, freezer, oven, and hob. The kitchen also benefits from convenient access to the understairs storage and a single door leading to the side of the home.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom boasting a private en-suite shower room. A contemporary three-piece family bathroom completes this level.

Externally, to the front is a private driveway providing off-road parking, which extends to the side of the property and leads to the single detached garage at the rear. The garage is equipped with power and lighting and benefits from both front and side access.

The rear garden is generously sized and features a low-maintenance flagged patio alongside established planting, creating a peaceful outdoor space perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.

T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW





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BR360°
BATTLE BOX





















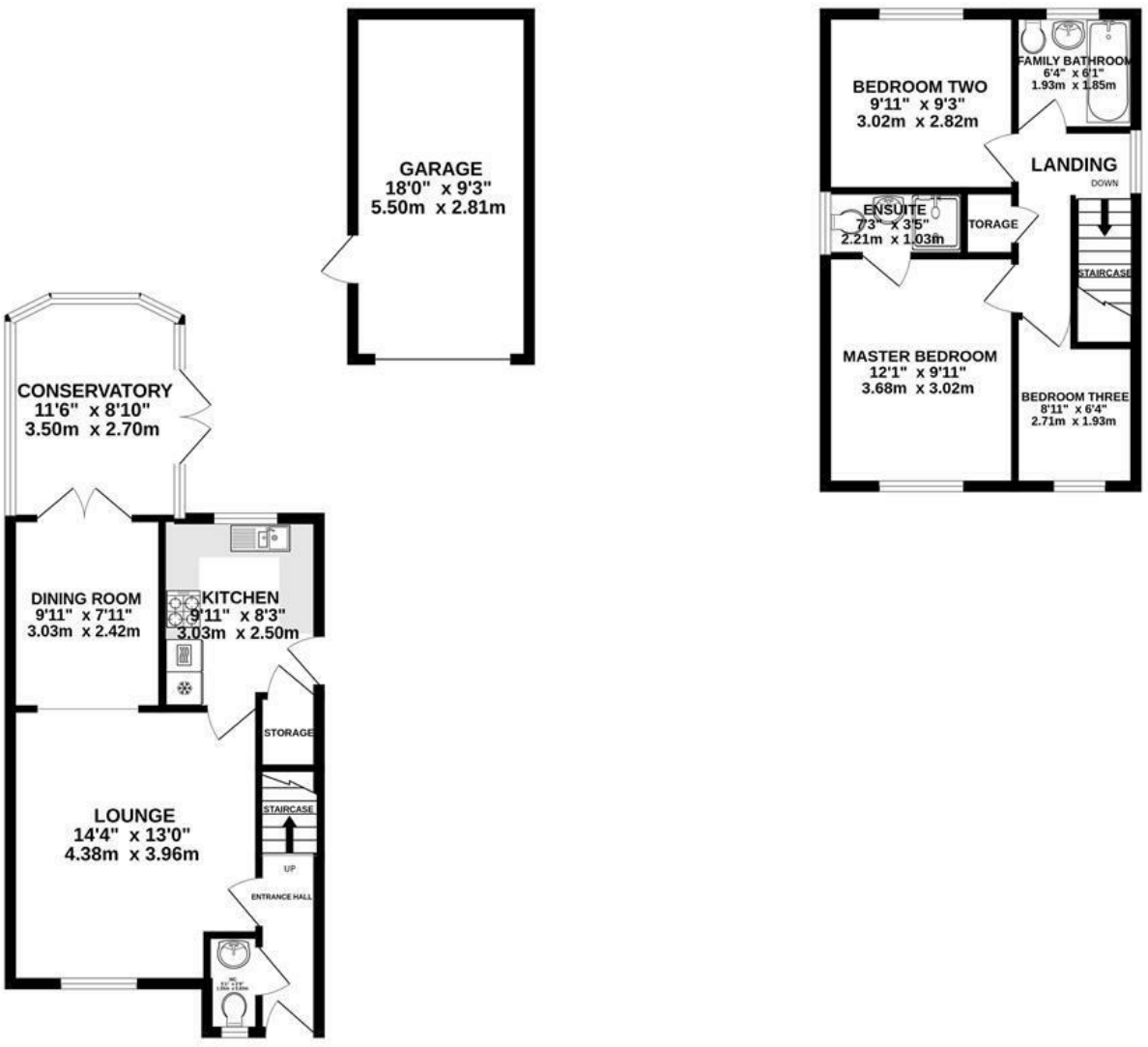


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GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.

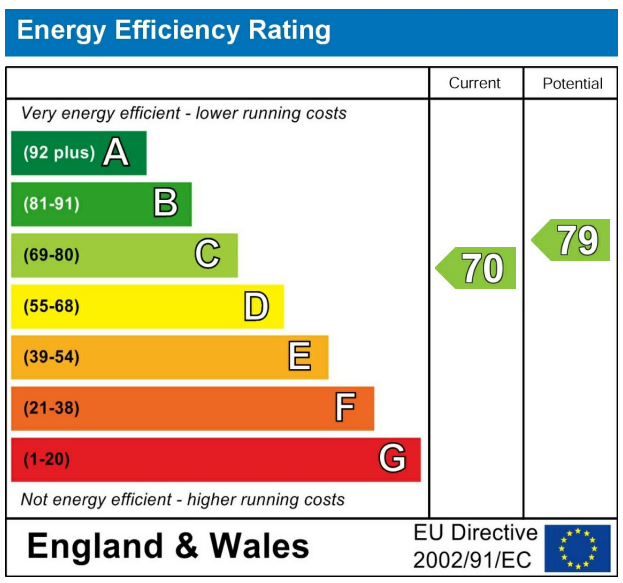
1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.

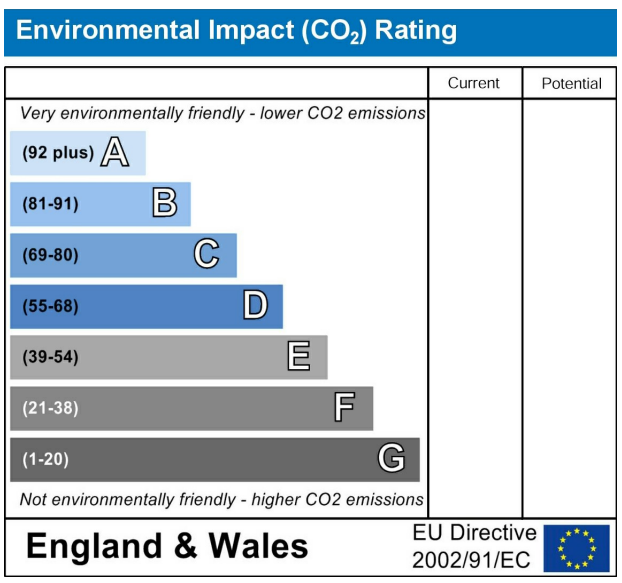


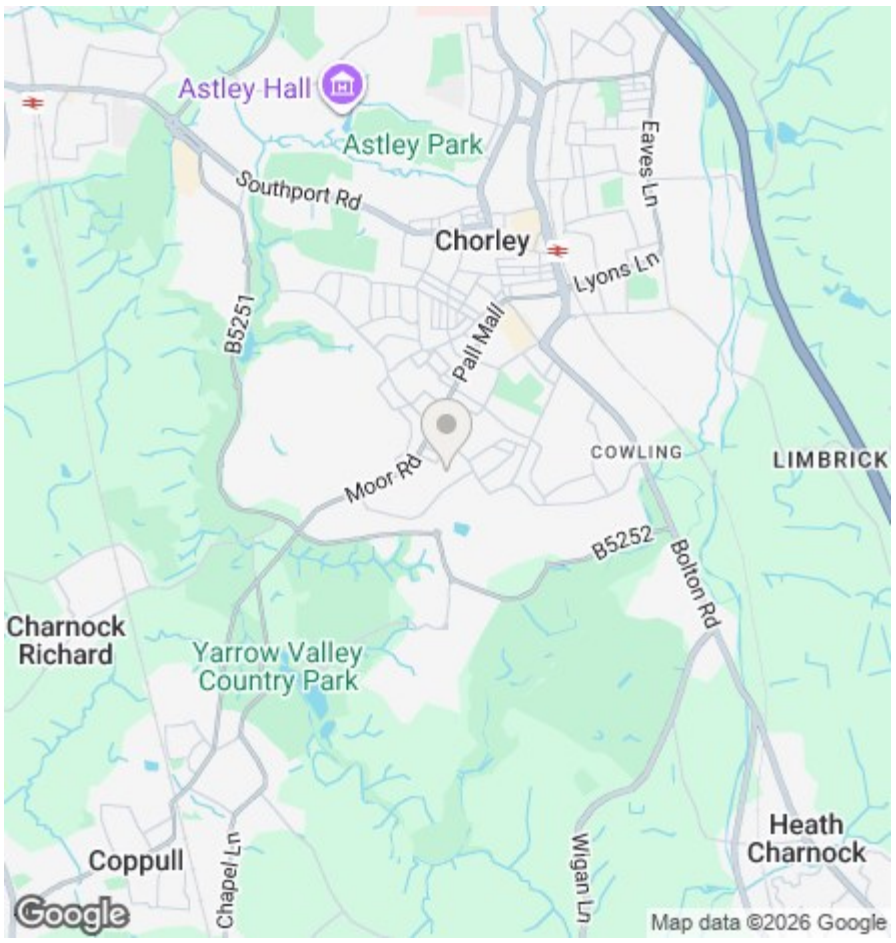
TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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.







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