BEN ROSE



Alexander Close, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom detached family home, ideally situated in the popular town of Chorley. Offering generous living accommodation, a modern fitted kitchen diner, three well-proportioned bedrooms and the added benefits of solar panels, a detached garage and a particularly appealing south-facing rear garden, this property makes an excellent choice for families looking for a home that combines practicality with comfortable modern living. Chorley offers a fantastic range of everyday amenities, including supermarkets, independent shops, restaurants, cafés and leisure facilities, alongside well-regarded schools and green spaces. The town centre and Chorley railway station are within easy reach, providing rail connections towards Preston, Manchester and beyond, while the nearby M61 and M6 motorways offer convenient links for commuters travelling throughout the North West.

Stepping inside, the welcoming entrance hallway provides access to a convenient ground floor WC before leading through to the generously proportioned lounge, offering plenty of room for relaxing with the family or entertaining guests. Continuing through the property, you will find the impressive kitchen diner, fitted with a stylish modern range of units and an excellent selection of integrated appliances, including a hob, oven, washing machine, dishwasher and fridge freezer, all of which are included in the sale. There is ample space for a family dining table, making this a particularly sociable area of the home, while useful additional storage can also be found beneath the stairs. Double doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a lovely connection between the indoor and outdoor living spaces.

Moving upstairs, the first floor landing provides access to three bedrooms and the family bathroom. The master bedroom is a generous double, complete with fitted mirrored wardrobes and its own private en-suite shower room. Bedroom two is a smaller double, offering comfortable accommodation for family members or guests, while bedroom three is a single room currently utilised as a home office, making it ideal for those working remotely or in need of a versatile additional space. The family bathroom completes the floor, while access to the partially boarded loft provides useful additional storage.

Externally, the property benefits from a private driveway to the front, providing off-road parking for two vehicles, alongside a neatly maintained front lawn and stairs leading to the entrance. To the rear, a detached garage offers further storage or potential workshop space. However, it is the spacious south-facing garden that really sets this home apart. Predominantly laid to lawn with a large patio area, the garden provides an excellent amount of outdoor space for children to play, families to enjoy time together and those who appreciate spending time outside. Its south-facing aspect is a real advantage, allowing the garden to enjoy plenty of sunshine throughout the day, making it an ideal spot for outdoor dining, summer barbecues or simply relaxing in the warmer months. With a good balance of lawn and space to make your own, this is a garden that can be enjoyed by the whole family. Overall, this is a well-presented detached home offering generous accommodation, useful additional features and fantastic outdoor space, making it a wonderful opportunity for growing families looking to settle in Chorley.















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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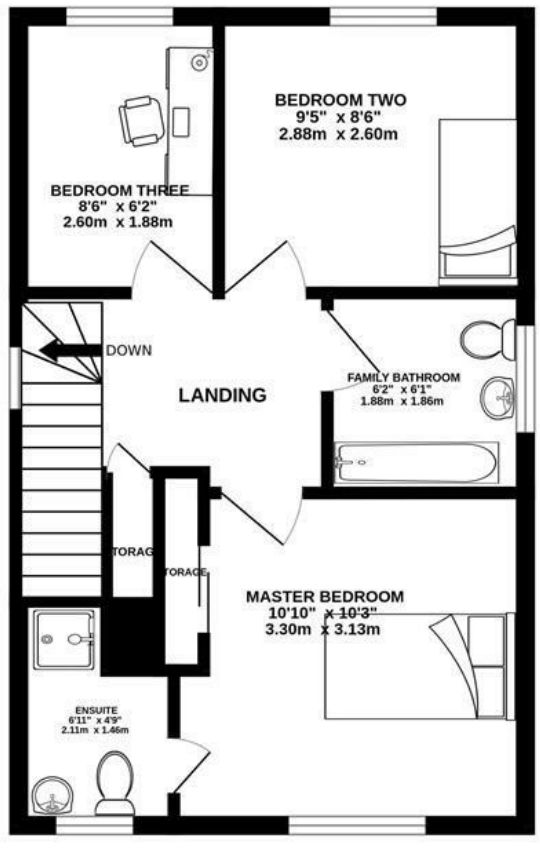


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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.

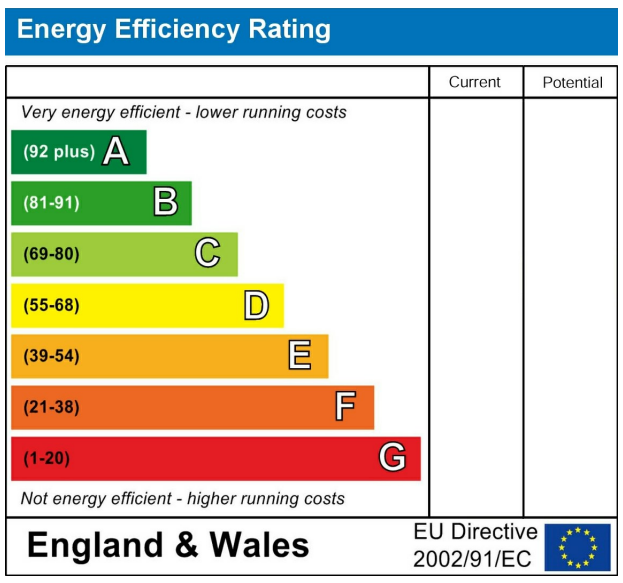


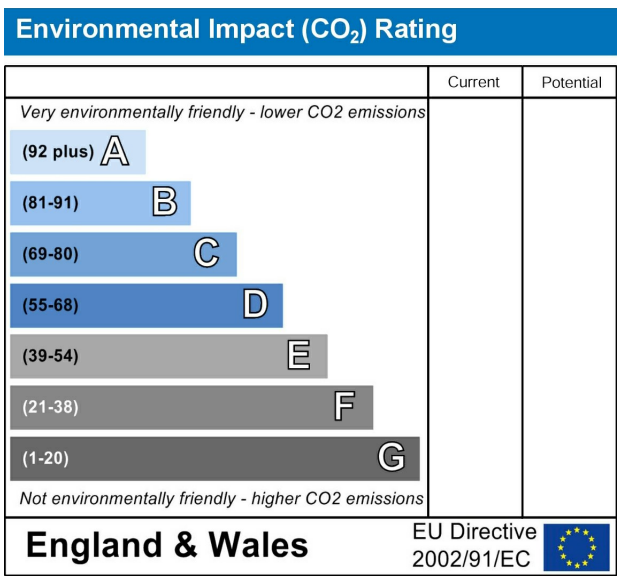
TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

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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