



## **Bolton Road, Anderton, Chorley**

**Offers Over £439,995**

Ben Rose Estate Agents are pleased to present to market this spacious and well-maintained four bedroom detached family home, positioned along a highly sought after road in the desirable village of Anderton, Lancashire. Having been lovingly owned by the same family for over 40 years, the property offers a rare opportunity for buyers to acquire a substantial home that presents a true blank canvas, ready to be modernised and tailored to suit individual tastes. The generous room proportions and versatile layout make it ideal for growing families seeking space both inside and out. Anderton is well regarded for its semi-rural feel while remaining superbly connected, with easy access to nearby towns such as Chorley, Horwich and Bolton. Excellent travel links are close by, including the M61 motorway, strong bus routes through the village, and train stations at Adlington and Horwich Parkway providing direct connections to Manchester and beyond. Families will also appreciate the proximity to well-regarded local schools, countryside walks around Rivington and Anglezarke, and everyday amenities including shops, cafés and leisure facilities.

Stepping through the entrance hall, which provides practical space for coats and shoes, you are welcomed into a central reception hall that gives access to the ground floor accommodation. To the right-hand side is the spacious lounge, an impressive room that spans the full depth of the home and benefits from a dual aspect to the front and rear, with sliding doors opening out onto the garden. A feature fireplace creates a focal point to the room, offering a cosy setting for family evenings. Across the hall is the separate dining room, a versatile space perfect for formal dining, a playroom or even a home office depending on your needs. The kitchen is of a generous size and provides direct access out to the rear garden, presenting excellent potential for reconfiguration or extension (subject to the relevant permissions). Completing the ground floor is a useful utility area with WC, adding further practicality for busy family life.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a sizeable four piece ensuite, complete with a shower, wash basin, WC and bidet. Bedrooms two and three are both suitable doubles, ideal for children or guests, with bedroom four making an ideal home office or nursery. Serving these rooms is a five piece family bathroom, fitted with both a separate bath and shower, along with a wash basin, WC and bidet, providing convenience and flexibility for the whole household.

Externally, the home enjoys a commanding presence behind a gated entrance, opening onto a substantial driveway with ample off-road parking for up to six vehicles, in addition to a well-kept front lawn. To the rear, there is a generously sized detached garage offering excellent storage or workshop potential. The rear garden is thoughtfully arranged, with a patio seating area immediately off the property, perfect for outdoor dining and entertaining, which steps up onto a lawned garden. At the top of the garden, a further seating area enjoys an elevated position looking back towards the house, creating a lovely vantage point to appreciate the plot.

Offering space, potential and a prime location, this is a fantastic opportunity to secure a long-term family home in one of Anderton's most desirable settings.

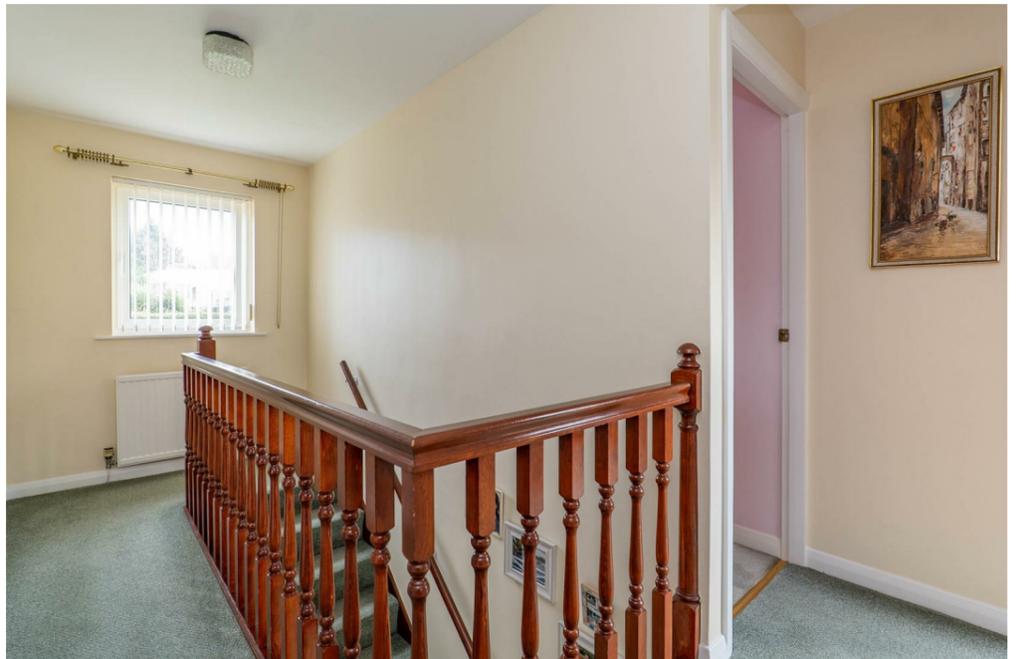
















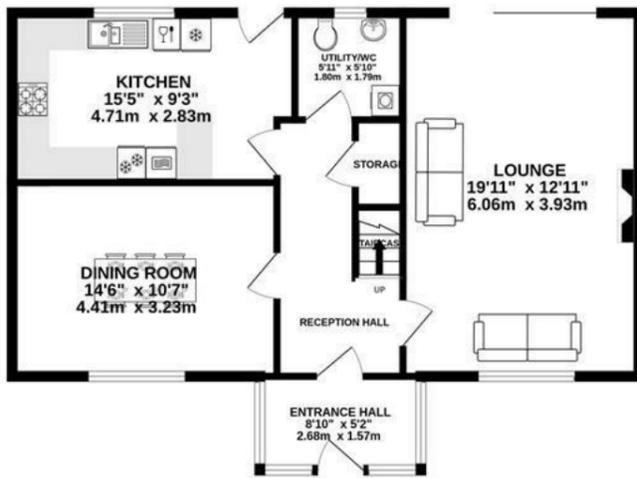
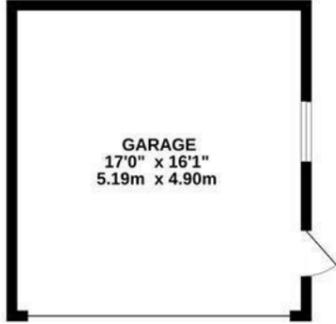




# BEN ROSE

GROUND FLOOR  
997 sq.ft. (92.6 sq.m.) approx.

1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1667 sq.ft. (154.8 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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