



## The Willows, Chorley

**Offers Over £239,995**

Ben Rose Estate Agents are delighted to bring to market this charming four-bedroom mid terraced townhouse, nestled within a highly desirable and peaceful residential area in Chorley, perfect for family living. Set across three generously sized floors, the home offers an abundance of space throughout and is ideally located just a short drive from Chorley town centre, with its excellent selection of schools, supermarkets, and amenities. Commuters will appreciate the convenient access to Chorley train station and both the M6 and M61 motorways, ensuring superb travel links.

Upon entering, you are welcomed into a spacious hallway that provides access to the integrated garage, a convenient cloakroom, and a WC. At the end of the hallway lies the utility room, complete with worktops, a sink, and space for both a washer and dryer. This room also provides direct access to the rear garden. Completing the ground floor is the third bedroom, a versatile space that can easily serve as a guest bedroom, home office, or study depending on your needs.

The second floor hosts the main living areas, beginning with a large, L-shaped lounge that features a Juliette balcony and offers ample room for both a generous sofa set and a family dining area. Towards the rear, the modern kitchen is fitted with a range of wall and base units, a breakfast bar, an integrated hob and oven, and a built-in fridge freezer. This space also benefits from an additional Juliette balcony that overlooks the rear garden, bringing in plenty of natural light and a sense of openness.

Moving to the top floor, the master bedroom offers a peaceful retreat, complete with fitted wardrobes and a private ensuite bathroom featuring a walk-in shower. The second bedroom is a spacious double, while the fourth bedroom is a comfortable single, currently used as a home office. A stylish three-piece family bathroom with an over-the-bath shower and integrated storage completes this floor.

Externally, the property enjoys a well-sized rear garden, laid mainly to lawn with a patio area ideal for outdoor seating or entertaining. The garden is bordered by tall fencing for privacy and includes gated rear access. At the front, there is an electric car charging point, access to the garage, and off-road parking for two vehicles. Adjacent to the property is a children's playground, and the home is conveniently situated near beautiful woodland walks, making it an ideal setting for families seeking both comfort and community.







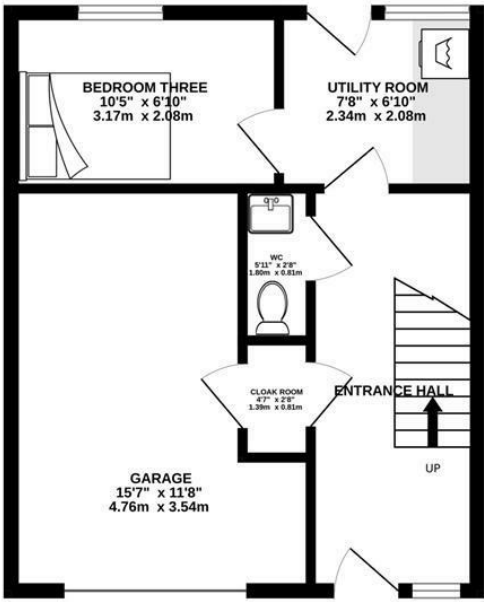




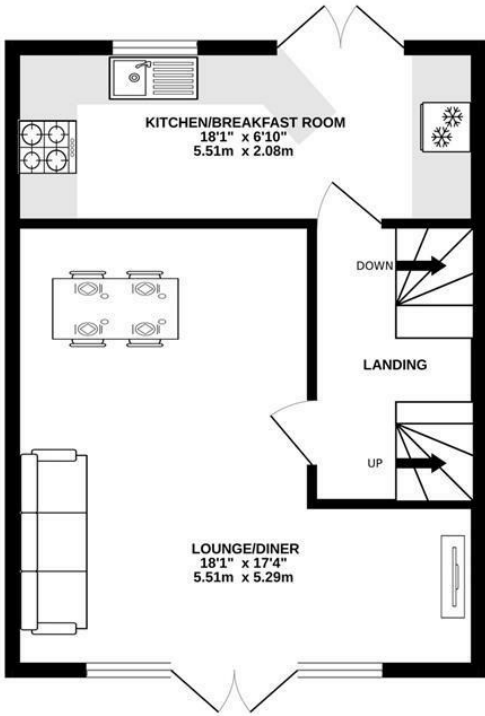


# BEN ROSE

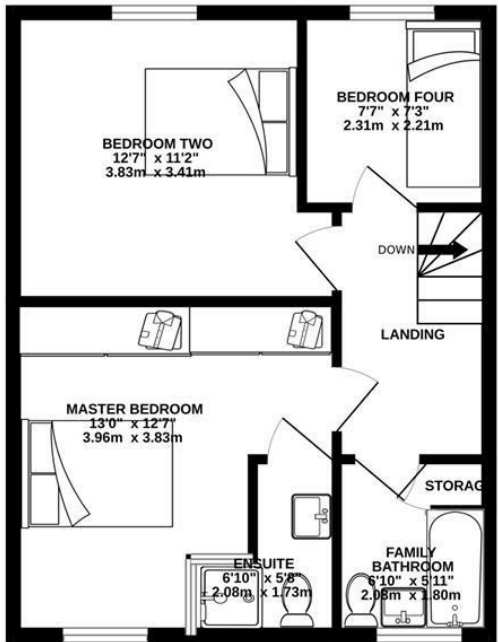
GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

