



## Laburnum Road, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached home, offered to the market with NO CHAIN and presenting a fantastic opportunity for families looking to create their ideal home. Offering generous living accommodation throughout and serving as the perfect blank canvas for personalisation, this property provides excellent potential both inside and out. Situated in a popular residential area of Chorley, the home enjoys easy access to the town centre, where a wide range of shops, supermarkets, restaurants and leisure facilities can be found. Families will appreciate the selection of well-regarded local schools nearby, while commuters benefit from excellent transport links including regular bus services, Chorley train station with direct routes to Manchester and Preston, and convenient access to the M61 motorway, connecting to the wider North West. The area also offers an abundance of countryside walks, parks and attractions including Astley Park and the picturesque West Pennine Moors.

Entering through the front door, you are welcomed into a spacious front lounge featuring a charming fireplace that creates a warm focal point to the room. Located adjacent to the lounge is the modern kitchen, fitted with an integrated oven and offering ample storage and worktop space for day-to-day family living. Moving through the property, a central hallway provides access to the staircase and a convenient downstairs WC. To the rear of the home is a sizeable family room, an incredibly versatile space that could be utilised as a second reception room, playroom, home office or dining area. Flooded with natural light, this room benefits from two sets of French doors which open directly onto the rear garden, creating an excellent space for entertaining and family gatherings.

To the first floor, the property offers three well-proportioned double bedrooms, providing comfortable accommodation for growing families and offering flexibility for guest rooms or home working requirements. Completing the first-floor accommodation is a modern three-piece family bathroom, fitted with an over-the-bath shower and finished in a contemporary style.

Externally, the property continues to impress with a driveway to the front providing off-road parking for up to three vehicles, alongside a front lawn that enhances the property's kerb appeal. The driveway extends to a single garage located at the rear, offering additional parking or valuable storage space. To the rear, the home boasts a good-sized and secluded garden, ideal for families and outdoor entertaining. A generous patio seating area provides plenty of room for outdoor furniture, while the lawn is bordered by tall mature trees that offer privacy and a pleasant green backdrop. Combining spacious accommodation, excellent potential, a desirable location and the advantage of no onward chain, this is a wonderful opportunity to secure a family home in one of Chorley's most convenient residential settings.









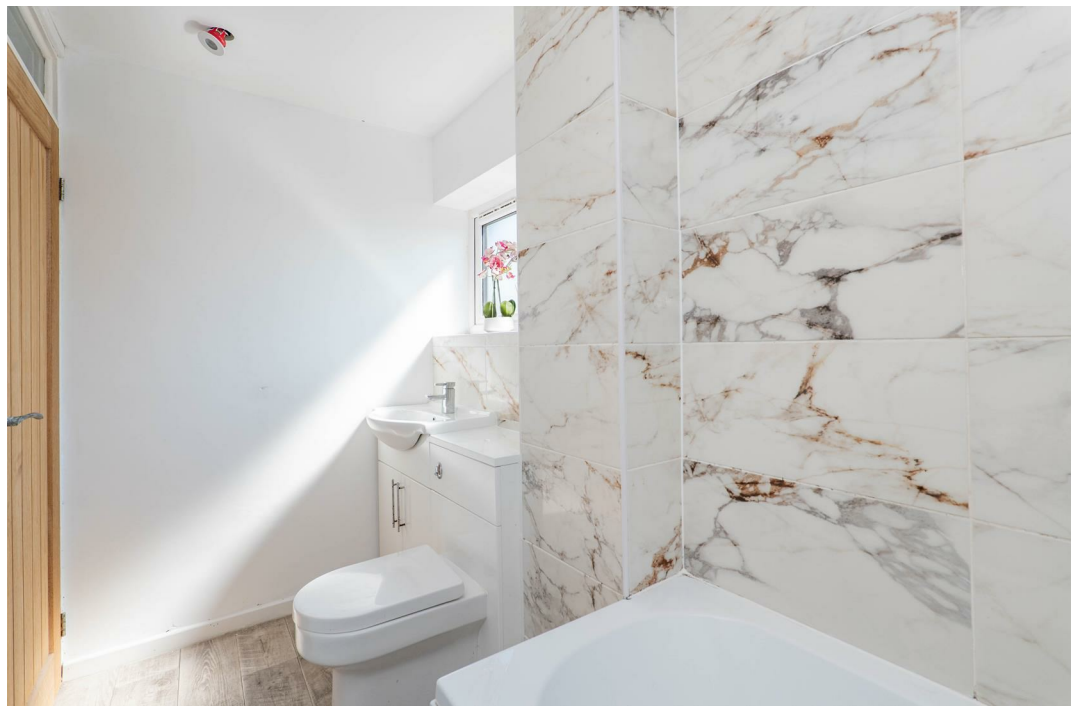








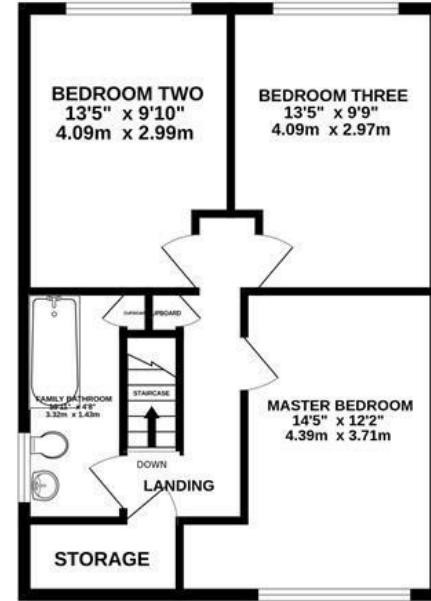
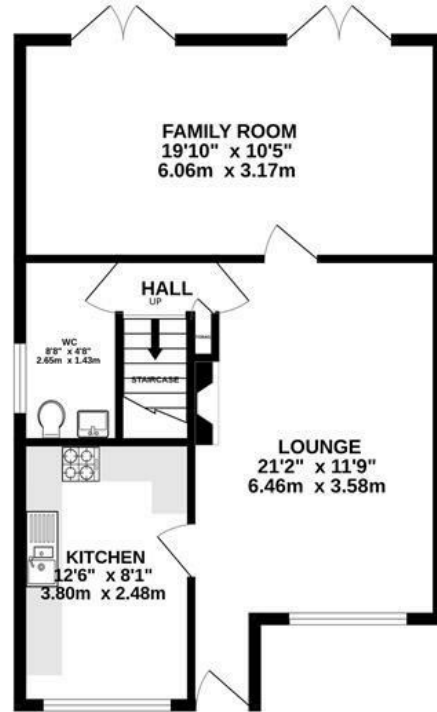




# BEN ROSE

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.

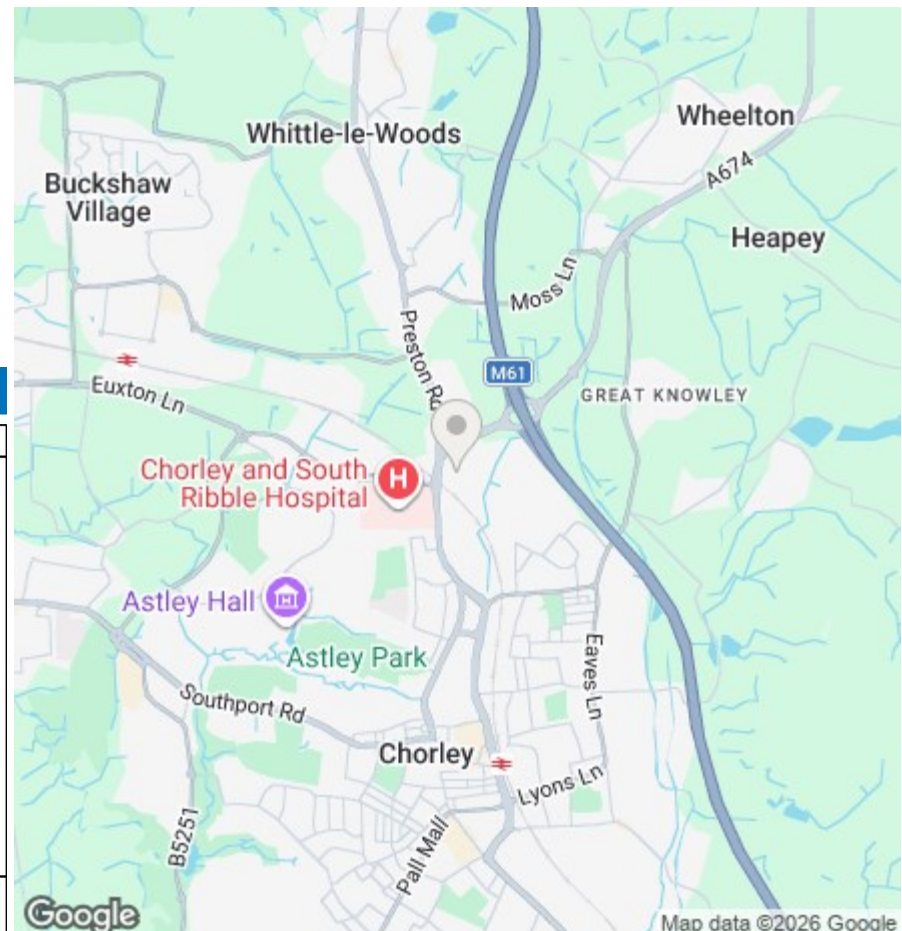


TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

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>	<b>64</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	