



## Ingle Close, Chorley

**Offers Over £219,995**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated three-bedroom semi-detached home, positioned within a quiet cul-de-sac in a sought-after area of Chorley. Ideal for families and couples alike, this stylish property offers spacious and modern living throughout, with well-presented interiors and a fantastic rear garden perfect for entertaining. Conveniently situated close to Chorley town centre, the home benefits from excellent access to local shops, supermarkets, restaurants, pubs and highly regarded schools. Commuters will appreciate the superb travel links nearby, including rail services to Preston and Manchester, excellent bus routes to Preston, Blackburn and Wigan, as well as easy access to the M6 and M61 motorways. Preston and Leyland are also just a short drive away.

Upon entering the property, you are welcomed into the entrance hall which leads through to a spacious lounge located at the front of the home, offering a bright and comfortable setting for relaxing. To the rear is a modern kitchen/dining room fitted with contemporary units and ample dining space, with sliding French doors opening into the conservatory. The large conservatory provides a versatile additional reception area with sliding doors leading directly out to the garden. Just off the conservatory is a useful utility room and convenient ground floor WC.

To the first floor, the master bedroom is a generous double featuring fitted wardrobes and a modern ensuite shower room. Bedroom two is another spacious double, while bedroom three offers flexibility as a single bedroom, nursery or home office. Completing the first floor is a stylish three-piece family bathroom finished to a modern standard.

Externally, the property benefits from a driveway providing off-road parking for up to two vehicles, alongside access to the garage and side gate, with the added benefit of an electric vehicle charging point. To the rear, the beautifully maintained garden features an artificial lawn, raised decking seating area and attractive slate borders, creating a low-maintenance outdoor space ideal for both relaxing and entertaining. This fantastic home combines modern comfort with a highly convenient location, making it an excellent opportunity for a wide range of buyers.

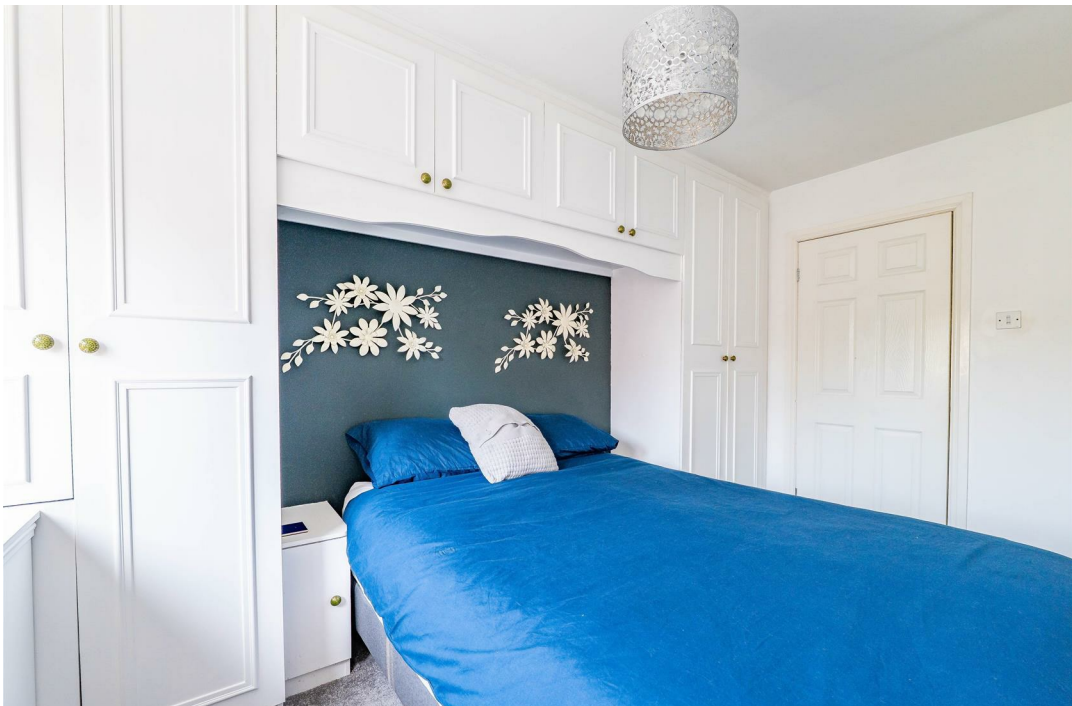














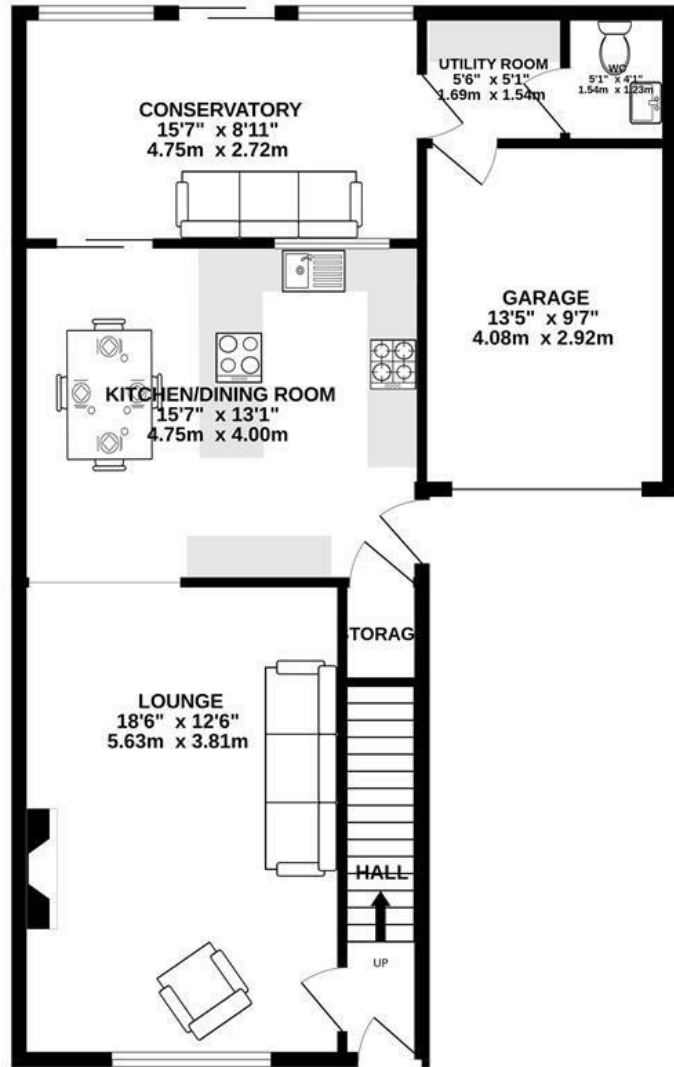




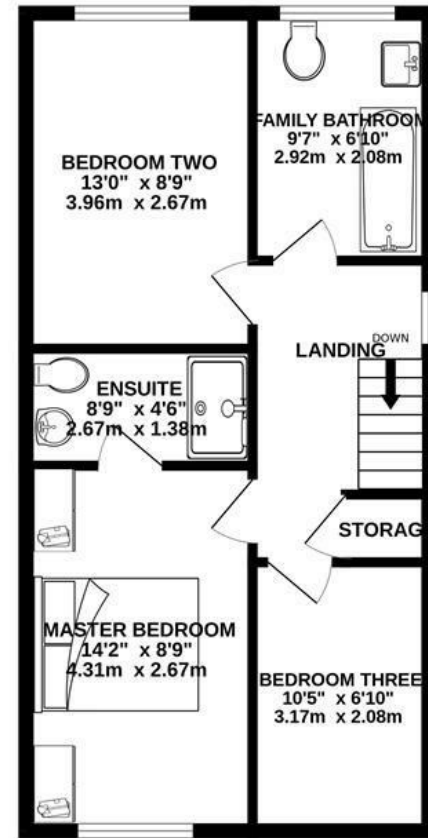


# BEN ROSE

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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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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>	<b>74</b>	<b>79</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>		<b>89</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

