BEN ROSE



Balniel Close, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, ideally suited to growing families seeking a spacious and welcoming property located in a quiet cul-de-sac in the popular town of Chorley. Offering a generous layout across two floors, the home combines traditional charm with modern conveniences, featuring two reception rooms, a well-appointed kitchen/breakfast room, a private en-suite to the master bedroom and a secluded rear garden. The property also benefits from a detached garage and driveway parking for two vehicles, making it a particularly appealing choice for families looking for both comfort and practicality. Situated within easy reach of Chorley town centre, residents can enjoy a variety of shops, supermarkets, cafés, restaurants and everyday amenities, alongside a selection of well-regarded schools and leisure facilities. Chorley railway station provides convenient connections to Preston, Manchester and beyond, while regular bus services offer further options for local travel. For commuters, the nearby M6, M61 and M65 motorways provide access across the North West, with Preston, Bolton and the wider Lancashire area all within convenient reach. The surrounding area also offers opportunities to enjoy the outdoors, with local parks, countryside walks and the scenic landscapes of the West Pennine Moors providing excellent options for family days out.

Internally, the property opens into a large and welcoming reception hall, where a side-facing window allows natural light to filter through, creating a bright and airy first impression. The hallway features useful understairs storage and access to the principal ground-floor rooms, with the staircase rising to the first floor. To the left is the family bathroom, fitted with a three-piece suite comprising an integrated sink set within fitted cabinetry and a bath with an over bath shower, complemented by tiled walls and flooring and a large leaded window to the front. Moving through to the impressive front lounge, a spacious reception room awaits, centred around a traditional gas fire with a polished stone surround that adds character and a welcoming focal point. A large leaded window overlooks the front of the property, while glazed sliding wooden doors open through to the separate dining room, creating a natural connection between the two reception spaces while allowing each to retain its own purpose. The dining room enjoys a large rear-facing window overlooking the garden, bringing in plenty of natural light, while an archway leads through to the generously sized kitchen/breakfast room. Well suited to everyday family life, the kitchen is fitted with a modern range of units and integrated appliances, alongside a practical breakfast bar that provides an ideal spot for casual dining or morning coffee. Dual-aspect glazing, including a large side-facing window and a further window to the rear, enhances the sense of space and brightness, while tiled flooring offers a practical finish. An external door provides direct access to the patio and rear garden, while a further door leads back to the reception hall, completing this well-connected and thoughtfully arranged ground floor.

Ascending the staircase to the first floor, the landing provides access to three well-proportioned bedrooms, offering comfortable accommodation for families, guests or those requiring additional space to work from home. The spacious master bedroom is positioned to the front of the property and benefits from fitted cupboards, a dressing table and 2 fitted wardrobes, providing useful built-in storage and a dedicated area for getting ready. Its private en-suite bathroom adds an extra level of convenience, featuring fitted cabinetry with an integrated sink, a shower enclosure and stylish vinyl plank flooring. An integrated storage cupboard houses the hot water cylinder, making practical use of the available space. Bedroom two is another comfortable double room, complete with fitted cupboards and a rear-facing window overlooking the garden. Bedroom three is a single room that could serve as a home office, with a side-facing window allowing natural light to enter and two integrated storage cupboards helping to keep the room organised. Together, the three bedrooms and additional en-suite provide a flexible first-floor layout that can readily adapt to the changing needs of a growing family.

Externally, the property benefits from a paved driveway providing parking for up to two vehicles, with the drive extending down the side of the home towards a detached garage fitted with a newly installed remote-controlled electric door. To the front, a gravelled garden sits within the left-hand corner, complemented by mature bushes and shrubs that add greenery and kerb appeal. The rear garden offers a pleasant and private outdoor retreat, with a lawn providing space for children to play and a patio spanning the rear of the property, ideal for outdoor dining, entertaining guests or simply relaxing during the warmer months. Wooden gates provide access to the side of the property, while a pathway continues alongside the garage towards the rear boundary and extends across the back of the garden. Established shrubs and bushes line the left-hand boundary, while mature trees beyond the rear-left corner create a leafy backdrop. The garden enjoys a secluded feel, making it a lovely space for families to enjoy throughout the year. Combining generous living accommodation, attractive traditional features, a modern kitchen/breakfast room, three bedrooms, a private en-suite, excellent off-road parking and a detached garage, this beautifully presented home offers an appealing balance of space, character and practicality. With its versatile layout and convenient Chorley location, it represents an excellent opportunity for families looking for a home they can enjoy for years to come.





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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GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.5 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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