



Southport Road, Chorley

Offers Over £439,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three bedroom detached family home, positioned on a highly sought after road within Chorley. Offering generous and versatile living accommodation throughout, the property is ideally suited to growing families seeking spacious interiors combined with a convenient yet desirable location. Situated within walking distance of Chorley town centre, residents can enjoy a wide range of shops, supermarkets, cafés, schools and leisure facilities close by. Excellent travel links are also on hand, including Chorley train station with direct routes to Manchester and Preston, regular bus services, and easy access to the M61, M65 and M6 motorways, making commuting across the North West straightforward.

Entering the property, a welcoming porch leads through into the main reception hall, where the staircase rises to the first floor and useful under-stair storage is located. From here, there is access to a convenient ground floor cloakroom, as well as the principal living spaces. The spacious lounge is filled with natural light thanks to dual aspect windows overlooking both the front of the property and the rear garden, and is further enhanced by a charming log burner that creates a warm and inviting focal point. To the rear, the modern open plan kitchen and dining room provides an excellent space for everyday family life and entertaining. The dining area comfortably accommodates a large family table and flows seamlessly into the stylish kitchen, which is fitted with a range of integrated appliances, ample storage and a central breakfast bar. A characterful stable-style door opens directly onto the garden, while a practical utility room with WC is located just off the kitchen, completing the ground floor layout.

To the first floor, the property offers three well-proportioned bedrooms, all thoughtfully designed to suit family living. The principal bedroom enjoys a generous footprint, while bedrooms two and three benefit from fitted wardrobes, providing excellent storage solutions. Serving the bedrooms is a contemporary four piece family bathroom, featuring a freestanding bath, separate shower, wash basin and WC, finished to a high standard and offering a relaxing retreat.

Externally, the property continues to impress. To the front, a sizeable driveway provides off-road parking for up to six vehicles, adding both convenience and practicality. To the rear, a large raised seating area offers ample space for outdoor furniture and entertaining, leading down to a secluded lawned garden that is enclosed by tall fencing and complemented by mature trees and shrubs, creating a private and peaceful outdoor space.

Overall, this is a superb family home that combines spacious accommodation, a desirable setting and excellent access to local amenities and transport links, making it a fantastic opportunity in one of Chorley's most popular locations.

















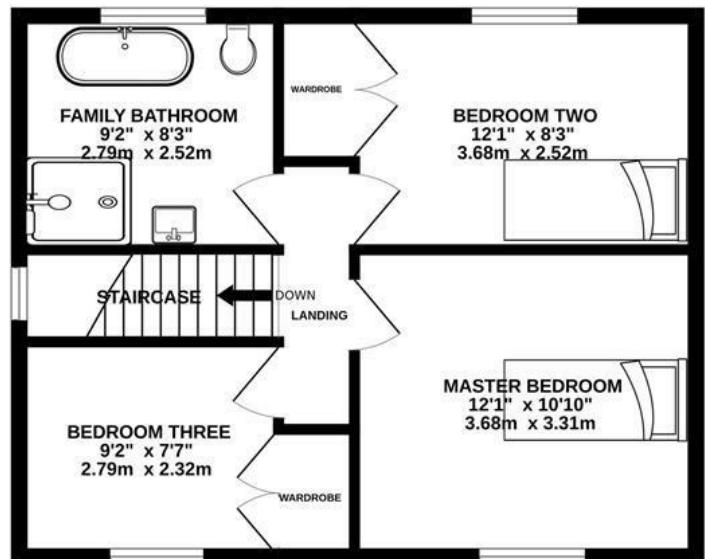
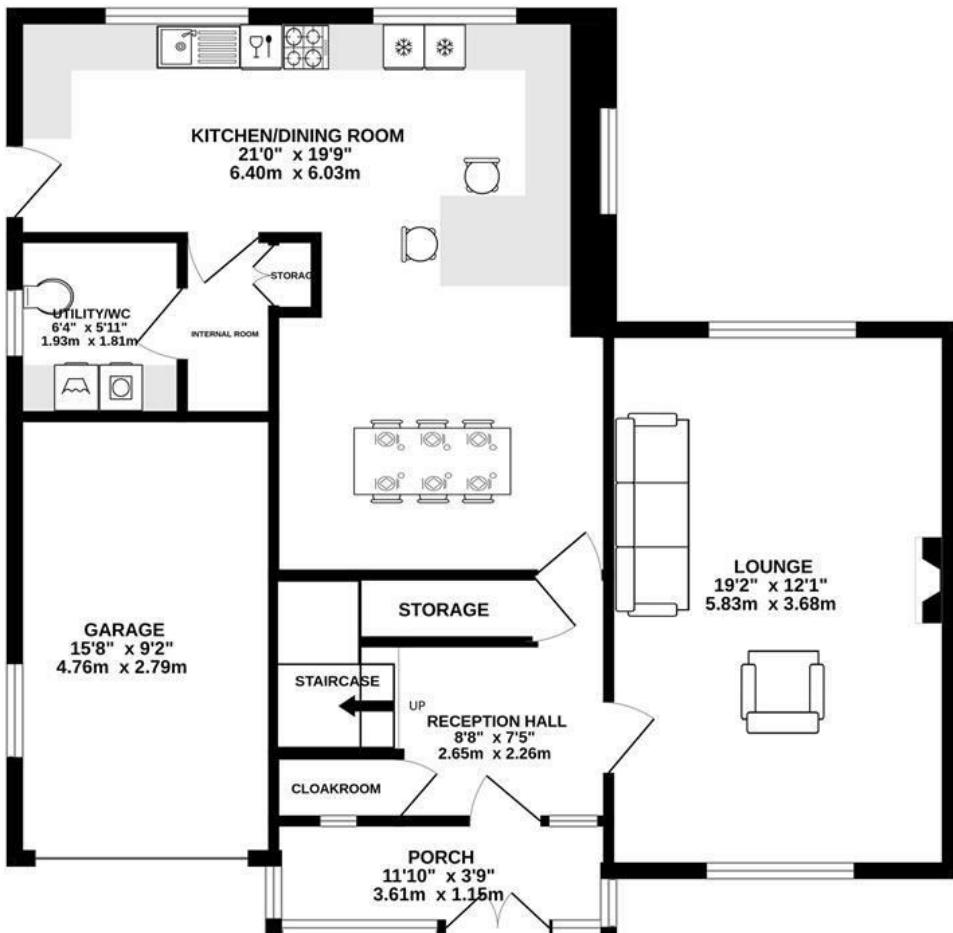




BEN & ROSE

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive		
England & Wales		

