



Dale View, Chorley

Offers Over £419,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, situated within a highly sought-after residential area of Chorley. Offering generous living accommodation throughout alongside a superb plot, this impressive home is perfectly suited to growing families looking for both comfort and practicality. The property enjoys a convenient location close to a range of local amenities including well-regarded schools, supermarkets, restaurants and leisure facilities, whilst Chorley town centre is only a short drive away. Excellent travel links are also nearby with easy access to the M61 and M6 motorways, regular bus routes and Chorley train station providing direct connections to Manchester, Preston and beyond, making this an ideal home for commuters as well as families wanting convenience on their doorstep.

Entering the home through double doors, you are welcomed into a bright and spacious entrance hall that immediately sets the tone for the rest of the property. From here, stairs lead to the first floor whilst internal access opens into the main reception areas. The lounge is a warm and inviting space, benefitting from a feature fireplace and attractive bay window allowing plenty of natural light to fill the room. Continuing through, the dining room offers an excellent space for family meals and entertaining, with double doors overlooking and opening onto the rear garden. The ground floor also benefits from a convenient WC and an impressive modern kitchen fitted with sleek cabinetry, multiple integrated appliances, dual windows and a central peninsula providing additional workspace. Just off the kitchen is a useful utility room, finished in matching units and offering access into the integral dual garage.

To the first floor, the landing gives access to four well-proportioned bedrooms, three of which are generous doubles. The master bedroom is particularly impressive, benefitting from multiple built-in wardrobes and a stylish modern shower en suite. The remaining bedroom is a versatile space, ideal for children or even a home office setup depending on requirements. Completing the first floor is the contemporary family bathroom, finished to a modern standard and serving the home perfectly.

Externally, the property continues to impress with excellent kerb appeal. To the front is a spacious driveway providing parking for multiple vehicles alongside access to the integral dual garage. A wrap-around lawn and paved walkways further enhance the attractive frontage. To the rear, the garden is a fantastic size and has been beautifully maintained, featuring a large lawn, paved seating areas ideal for outdoor dining and entertaining, well-stocked flower beds, several mature trees and a useful storage shed, all enclosed by surrounding fencing for added privacy. Combining spacious accommodation, modern presentation and a highly desirable location, this outstanding detached home presents a fantastic opportunity for families looking to settle within one of Chorley's popular residential areas.













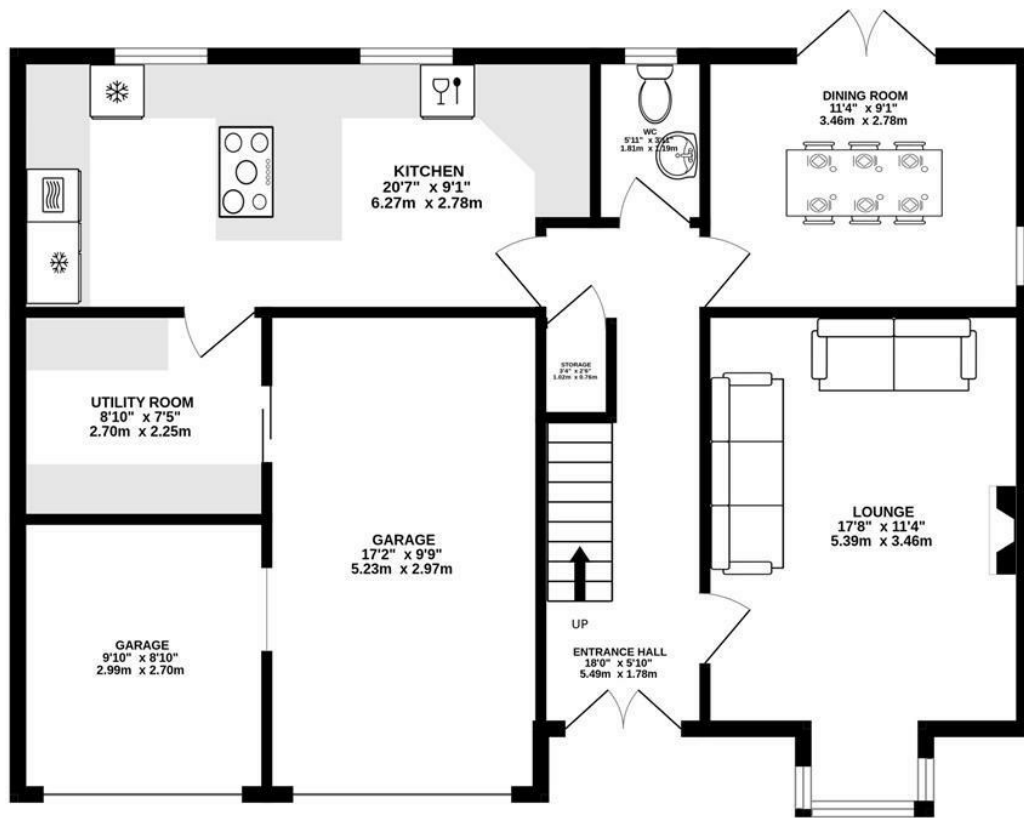




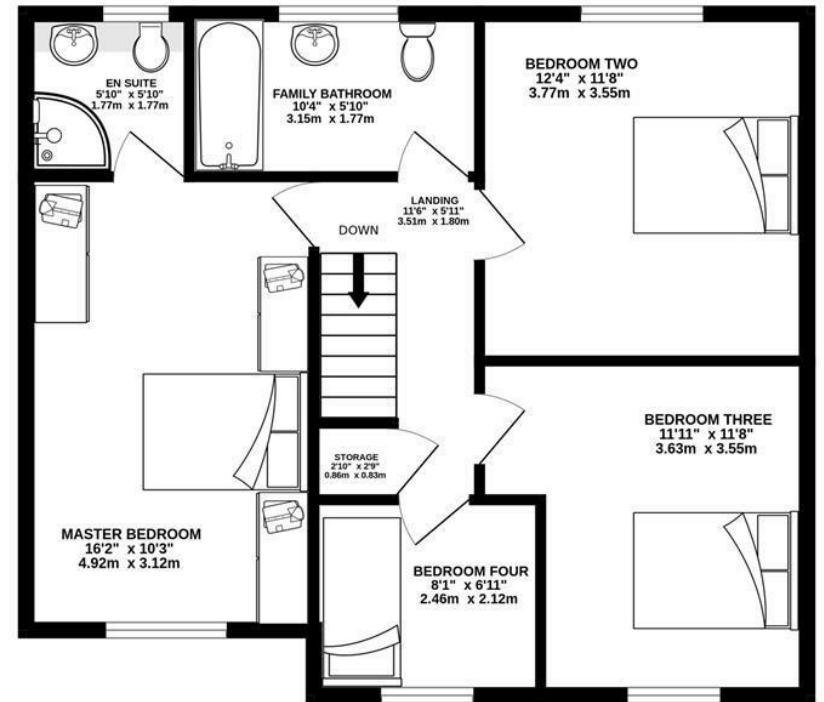




GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.

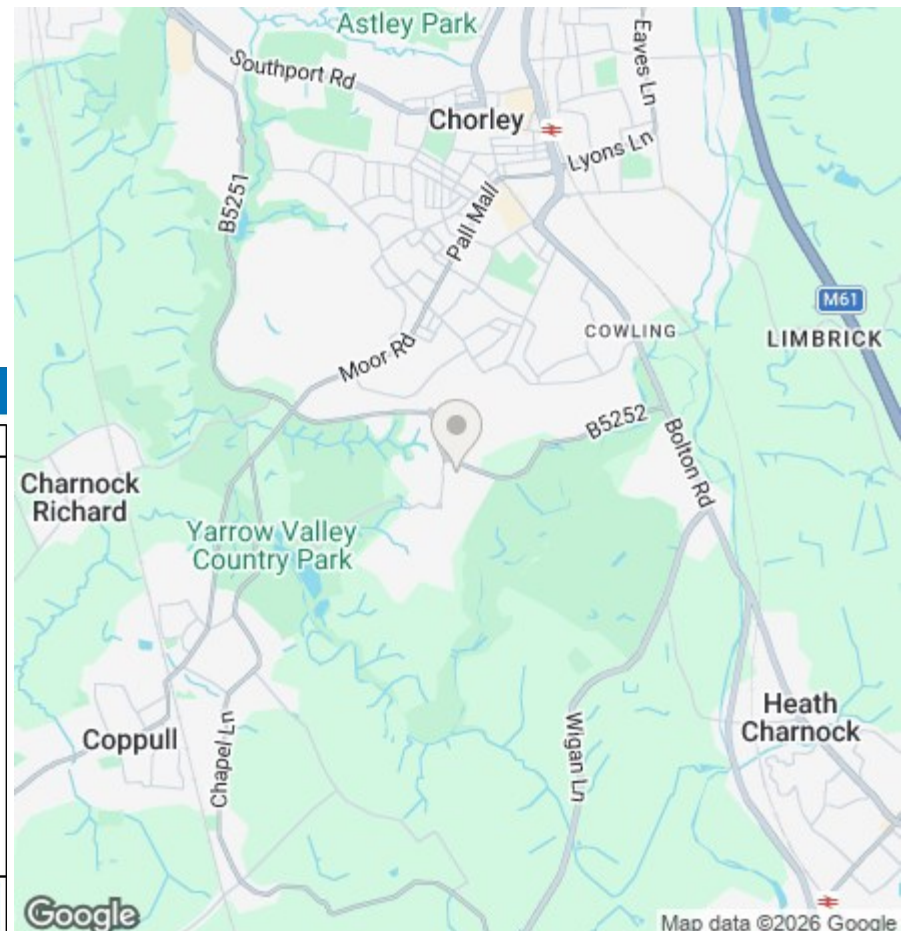


TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	