BEN ROSE



The Farthings, Chorley

Offers Over £369,995

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached family home, ideally positioned within a peaceful cul-de-sac in the highly sought-after Astley Village area of Chorley. Offering generous and versatile accommodation across two floors, the property combines spacious living areas with excellent family-focused features and an enviable setting directly adjacent to Astley Park. The location is particularly well suited to families, with the park providing an abundance of open green space and walking routes right on the doorstep, while a range of local amenities, shops, schools and everyday facilities are available within the surrounding area. Chorley town centre is just a short distance away, offering a wider selection of shopping, dining and leisure facilities, whilst excellent transport links provide convenient access towards Preston, Leyland, Bolton and Manchester. Chorley railway station offers regular services to Manchester, Preston and beyond, while the nearby M61 provides excellent access to the wider North West motorway network. The combination of its peaceful position, generous accommodation and proximity to Astley Park makes this a particularly appealing home for growing families.

Entering the property, the welcoming entrance hall provides access to the principal ground-floor rooms, the downstairs WC and staircase leading to the first floor. The spacious lounge spans the full width of the property, creating an impressive main reception room with plenty of space for a range of furnishings and, if desired, a family dining table. Sliding doors at the rear open directly into the conservatory, which provides a lovely additional reception space overlooking the rear garden and offers a pleasant connection between the house and outdoor space. Located off the lounge is the well-appointed kitchen, which is fitted with a good selection of cupboards and generous worktop space, alongside further built-in storage to provide a practical and functional setting for everyday family life. The ground floor also benefits from a separate dining room, currently utilised as a study, offering excellent flexibility for those working from home or requiring a dedicated additional reception space.

Heading upstairs, the first-floor landing provides access to all four bedrooms and the modern family bathroom. Three of the bedrooms are comfortable doubles, with both the master bedroom and second bedroom particularly generous in size and offering plenty of room for substantial bedroom furniture. The second bedroom further benefits from its own built-in storage, helping to keep the room practical and uncluttered. The fourth bedroom is a versatile space that would make an ideal nursery or child's bedroom. Completing the first floor is the modern three-piece family bathroom, conveniently positioned to serve all four bedrooms.

Externally, the property occupies an enviable position at the head of a peaceful cul-de-sac, with no other homes directly overlooking the front of the property. A direct pathway from the front of the home leads towards Astley Park, providing exceptional convenience for families with young children, dog owners and those who enjoy having open green space close by. The front of the property features a double driveway providing off-road parking and leading to the integral garage, while an EV charging point and lawned area further enhance the property's practicality. To the side is an additional pathway and space belonging to the property which offers potential for an extension, subject to the necessary planning permissions and consents being obtained. To the rear, the well arranged tiered garden provides a selection of paved seating areas, mature flower beds and established trees beyond the rear boundary, creating a private and attractive outdoor setting. A modern summer house with electricity completes the garden and offers an excellent opportunity for a dedicated home office, studio or hobby space. Overall, this is a superb family home combining generous and versatile accommodation with an exceptional location, excellent outdoor space and direct access to one of Chorley's most desirable green spaces.









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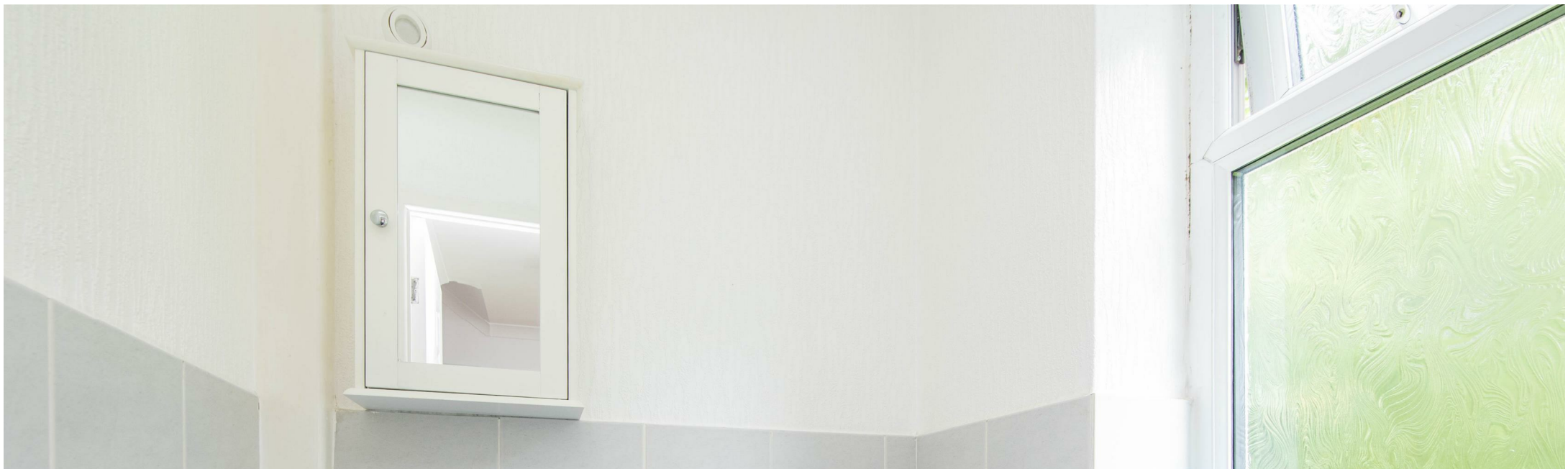







THE BEATLES




PALMOLIVE
Peppa Pig
Potty Training Chart
My Task
I wore my big pants
I called for the potty
I sat on my potty
I did a wee wee in the potty
I did a poo poo in the potty
I wiped my bottom
I washed my hands
Stayed dry all night!
Monday
Tuesday
Wednesday
Thursday
Friday
Saturday
Sunday
SUPER



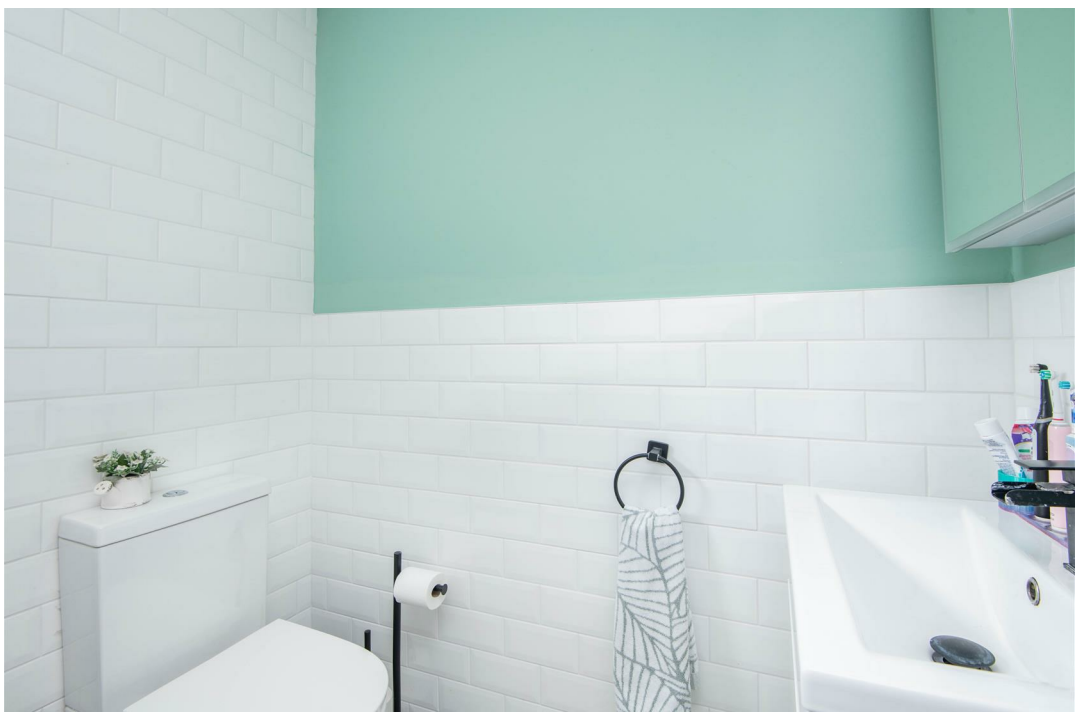







LOVE
Louise













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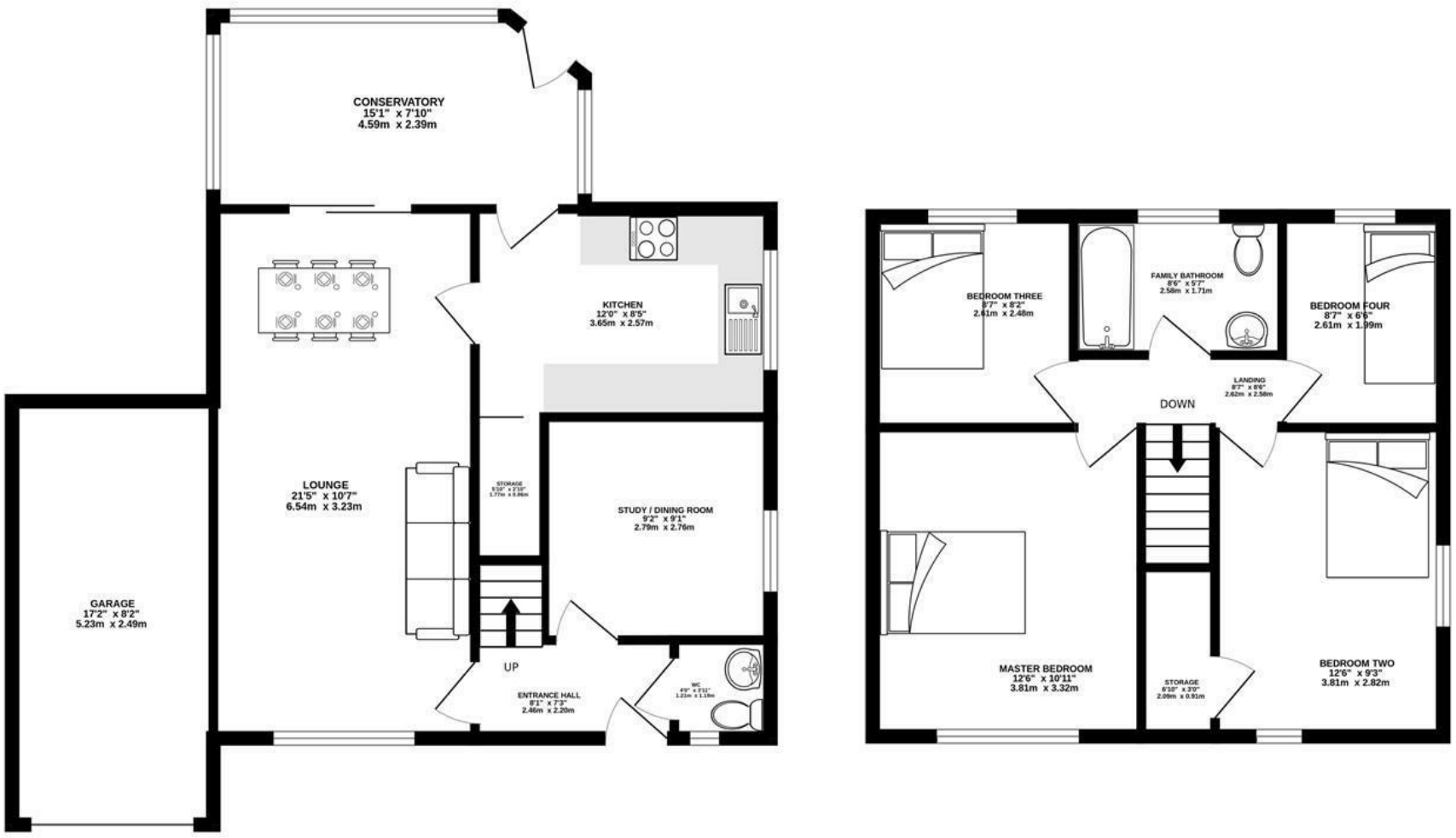




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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

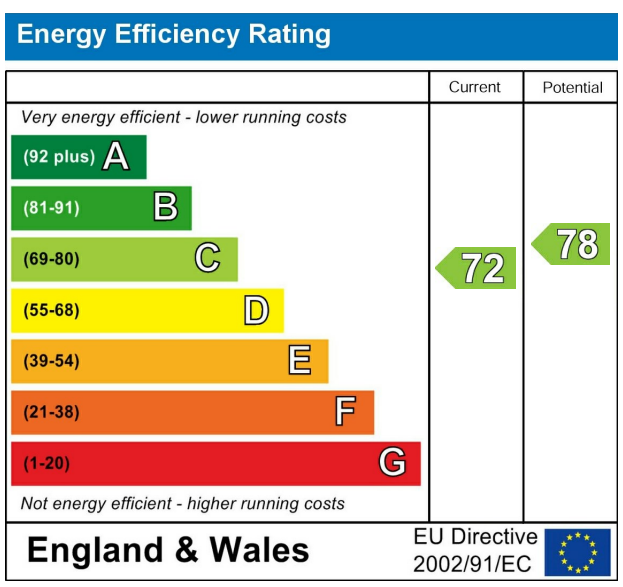
1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.

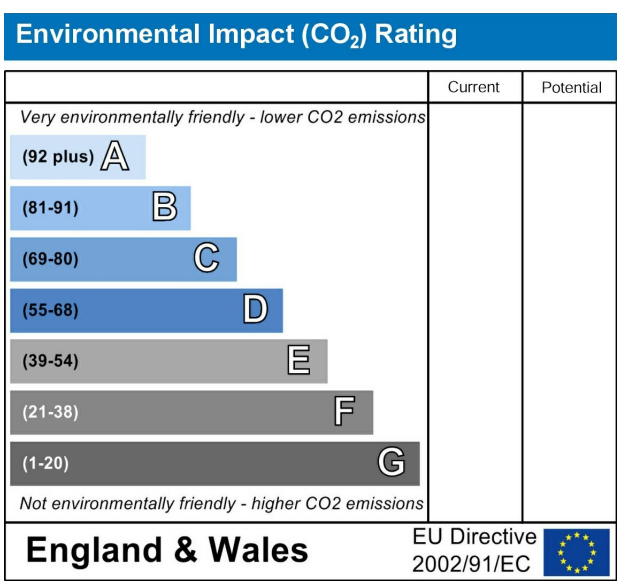


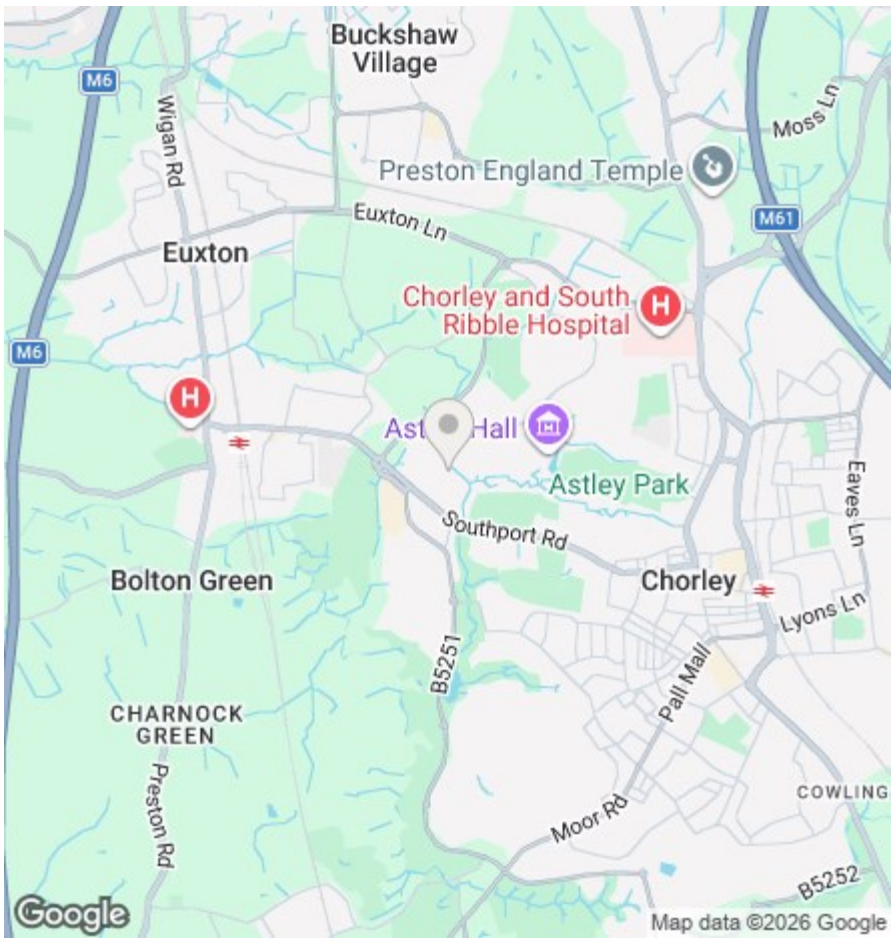
TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.

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.







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