BEN ROSE



Long Croft Meadow, Chorley

Offers Over £269,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom detached property in Chorley, offering spacious accommodation, a substantial rear garden and the added benefit of an integrated garage. Ideally suited to families seeking a home with plenty of room to grow, the property features a generous lounge diner, a modern fitted kitchen, a separate utility room and three well-proportioned bedrooms. With a practical layout and excellent potential to make the space your own, this is an appealing opportunity for buyers looking to establish themselves in a well-connected residential location. Chorley offers a wealth of amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside well-regarded schools and green spaces for families to enjoy. The town centre and Chorley railway station provide convenient access to everyday essentials and rail connections towards Preston, Manchester and beyond, while local bus services offer additional travel options. For those commuting by car, the nearby M6 and M61 motorways provide routes across Lancashire and towards Greater Manchester, with Preston, Bolton and Blackburn all within reach. The combination of generous living space, outdoor appeal and convenient access to local amenities makes this an excellent prospect for families looking for their next home.

Upon entering the property, a small reception hall provides a welcoming introduction, with an opening immediately to the left leading into the spacious lounge diner. This impressive reception room offers plenty of space for both relaxing and entertaining, with the lounge area featuring a traditional gas fire set within an attractive stone surround, creating a charming focal point. A large front-facing leaded window allows natural light to flow into the room, enhancing its bright and inviting atmosphere. The staircase is conveniently positioned within the lounge diner, providing access to the first floor, while the dining area to the rear offers ample space for a family dining table and benefits from a large rear-facing window overlooking the garden. A door to the right leads through to the kitchen, which is fitted with a modern range of units and integrated appliances, providing a practical setting for preparing meals. Tiled flooring adds a durable finish, while a large rear-facing window brings in further natural light. A useful fitted storage cabinet beneath the staircase makes excellent use of the available space, and an external door provides convenient access to the side of the property. Completing the ground floor is the separate utility room, which also features tiled flooring and integrated appliances, offering valuable additional space for household tasks and helping to keep the main kitchen area organised.

Moving upstairs, the first floor accommodates three bedrooms alongside the family bathroom and a separate WC. The master bedroom is a particularly generous room, featuring extensive fitted storage, including large integrated wardrobes positioned in the corner and additional overhead wardrobes above the bed. A large front-facing leaded window adds character while allowing natural light to brighten the space. Bedroom two is almost as large as the master, making it an excellent option for another family member or providing flexibility for those needing a guest bedroom or additional furnishings. It also benefits from a large front-facing leaded window. Bedroom three overlooks the rear of the property and could comfortably serve as a child's bedroom, nursery or home office, depending on the needs of the household. The accommodation is completed by a tiled two-piece family bathroom fitted with an overhead shower, alongside a separate WC, providing added practicality for busy family routines.

Externally, the property benefits from a tarmacked driveway to the front, providing parking for one vehicle and leading directly to the integrated garage, which offers useful additional storage or potential for a range of practical uses. To the left of the driveway, a small lawned garden bordered by mature hedging adds greenery and kerb appeal, while a gate to the right provides access along the side of the property through to the rear garden. The substantial rear garden is a particular highlight, offering a spacious outdoor setting with plenty of scope for family activities, entertaining and relaxing during the warmer months. A paved patio extends across the rear of the property, creating an ideal spot for outdoor dining or seating, while the remainder of the garden is predominantly gravelled for ease of maintenance. Raised planted borders run along all three sides, featuring mature planting that adds colour, texture and a sense of established character. With its generous internal accommodation, three well-proportioned bedrooms, integrated garage and impressive garden, this detached home offers an excellent balance of space and practicality for family life, all within convenient reach of Chorley's amenities and transport links.













T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW






Mum
OCTOBER
Belling


HOVIS
GRANARY
MADE IN BRITAIN
IMPORTANT











T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW














Chorley Council
Chorley Council
Chorley Council

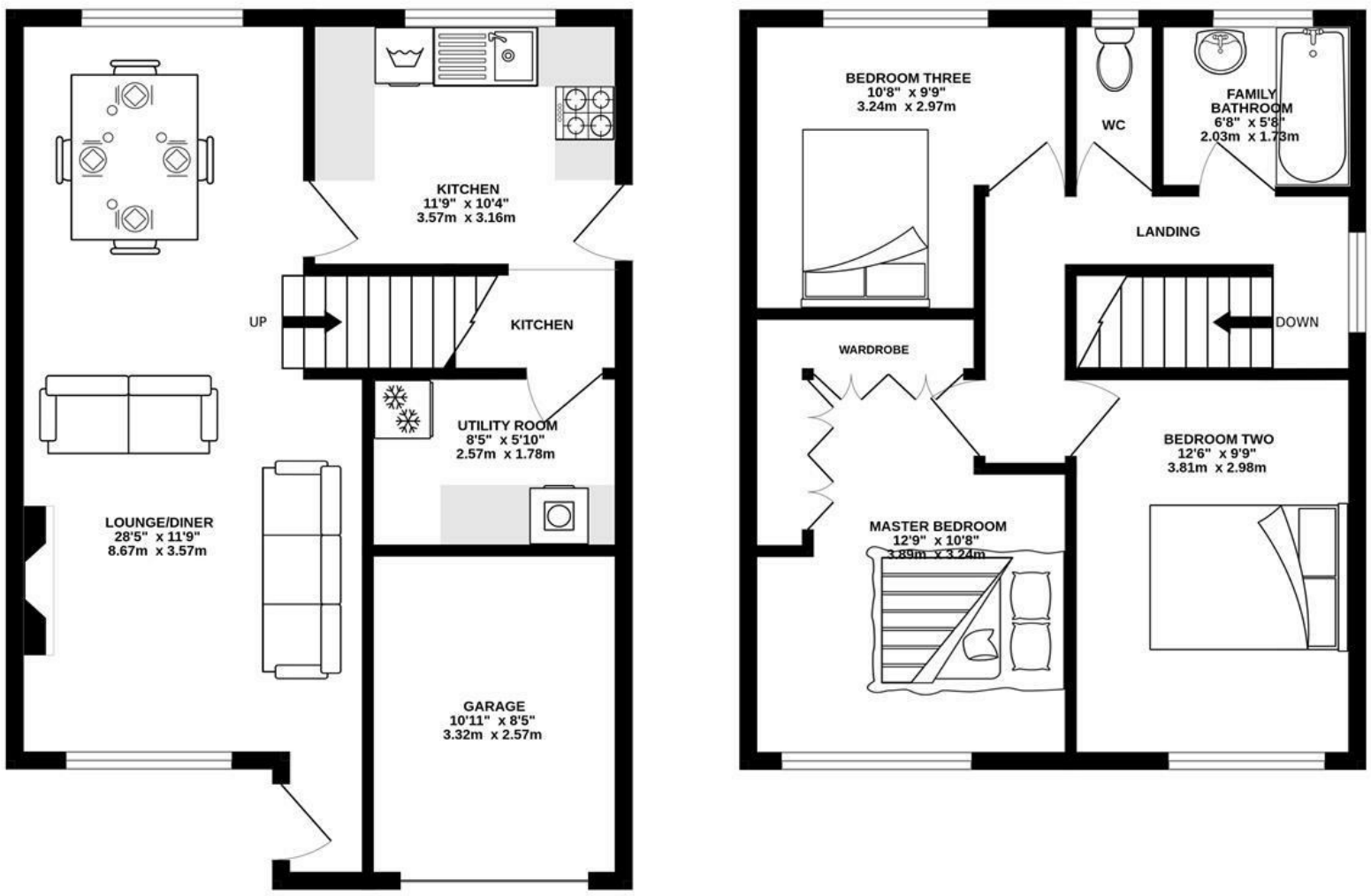




BEN ROSE

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

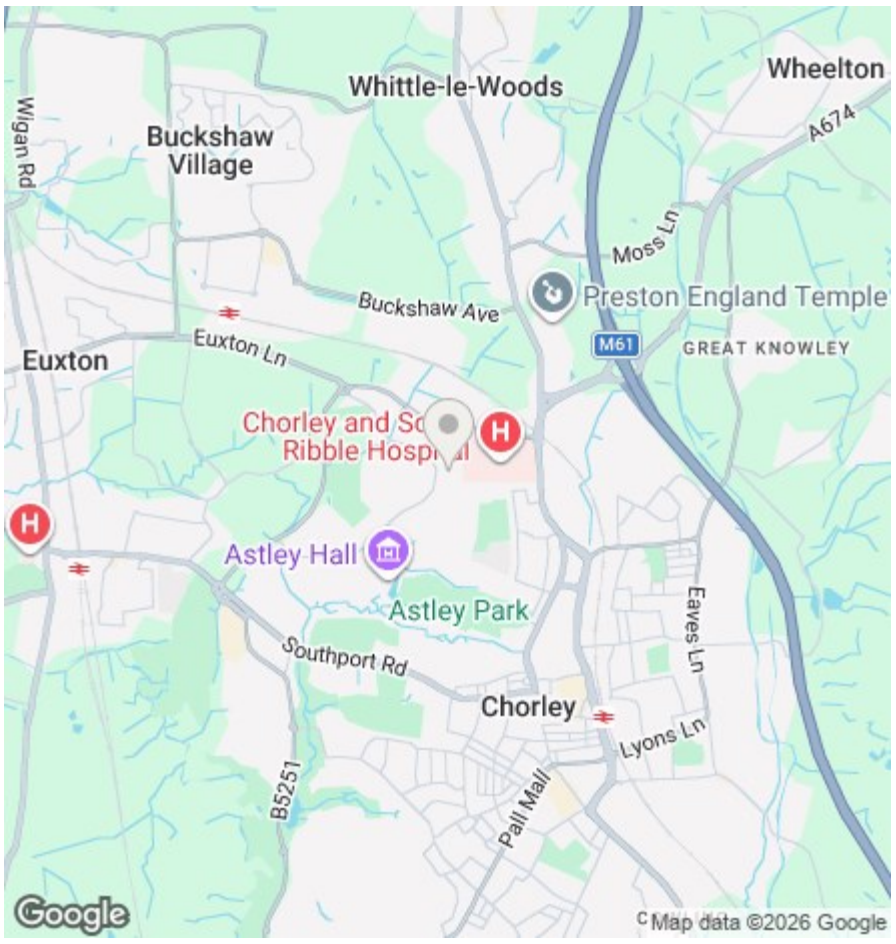
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.

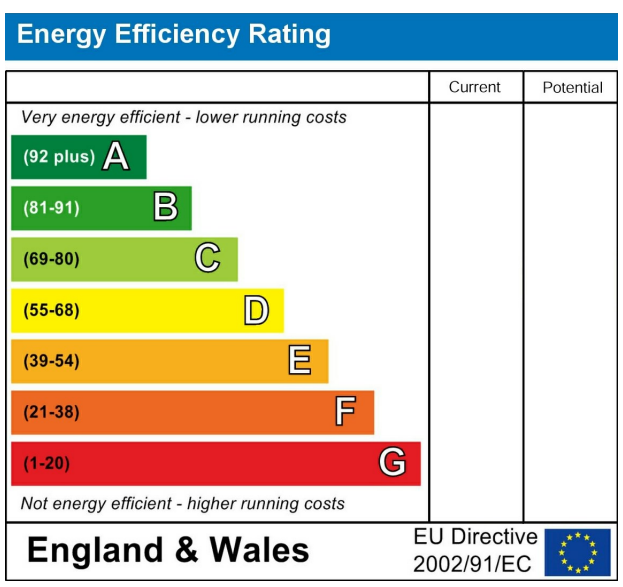


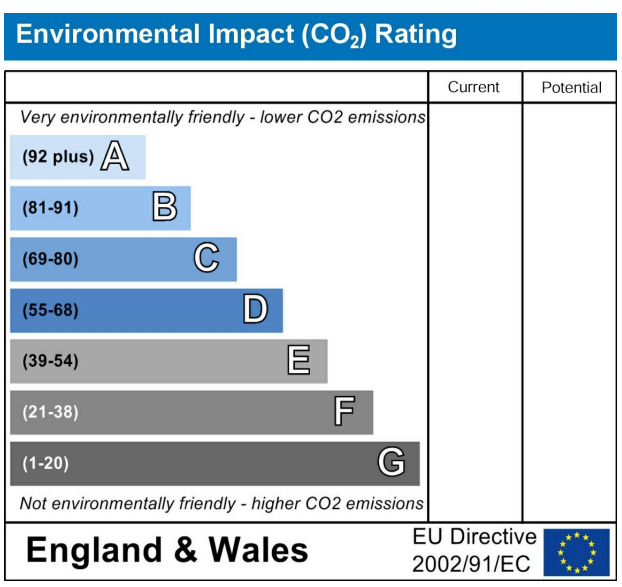
TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW