



## The Farthings, Chorley

**Offers Over £449,995**

Ben Rose Estate Agents are pleased to present to market this beautifully modernised four-bedroom detached family home, situated on a generous corner plot within the highly sought-after area of Astley Village, Chorley. Offering spacious and versatile accommodation throughout, this impressive home has been thoughtfully updated to a high standard and is perfectly suited to growing families looking for both comfort and practicality. One of the standout features of the property is the stunning open plan kitchen and entertaining space, designed with modern family living in mind. Astley Village remains one of Chorley's most desirable residential locations, thanks to its excellent access to highly regarded schools, everyday amenities, supermarkets, restaurants, leisure facilities and is even within close walking distance to Astley Park. Chorley town centre is only a short drive away, whilst nearby train stations including Chorley and Buckshaw Parkway provide direct rail links to Manchester, Preston, and beyond. The property also benefits from excellent motorway connections via the M61, M6, and M65, making it ideal for commuters travelling across the North West.

Internally, the home welcomes you with a spacious reception hall where the staircase is positioned, providing access to all ground floor accommodation. Towards the rear of the home is the generously sized lounge, a cosy yet elegant space featuring a stunning log burning fire and sliding doors that open directly into the garden, allowing plenty of natural light to flow through. Back through the hall is the impressive open plan kitchen/breakfast room and dining area, undoubtedly the heart of the home. Designed perfectly for entertaining and family gatherings, this superb space features fully integrated appliances such as a dishwasher, washer, dryer, fridge/freezer, microwave, dual ovens and a Quooker tap. There is also a central island with breakfast bar seating for two, and ample room for a large family dining table. Bi-folding doors open seamlessly onto the rear garden, whilst additional patio access further enhances the indoor-outdoor feel. Also located on this floor is a versatile family room, currently utilised as a cinema room but equally suited as a playroom, home office, or additional sitting room. A convenient WC completes the ground floor.

To the first floor is an open landing giving access to four well-proportioned double bedrooms. Three of the bedrooms enjoy lovely views over the surrounding garden, whilst the spacious master bedroom further benefits from fitted wardrobes and a stylish modern en-suite shower room. The remaining bedrooms are all ideal for family living or guest accommodation and are served by a contemporary three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property continues to impress with a large driveway to the front providing off-road parking for up to five vehicles and leading to the integrated garage. The generous rear garden offers a wonderful outdoor space for both relaxing and entertaining, with a lawned garden positioned behind the home that gently drops across tiered levels, complemented by mature plants and shrubs. To the side of the property is a substantial paved patio seating area offering plenty of room for outdoor furniture and summer dining. The garden also benefits from a fantastic outbuilding currently used as a gym, complete with electricity, power, and plumbing, offering excellent versatility for a range of uses. Combining modern finishes, spacious living accommodation, and a prime family-friendly location, this is an exceptional home that must be viewed to be fully appreciated.



















































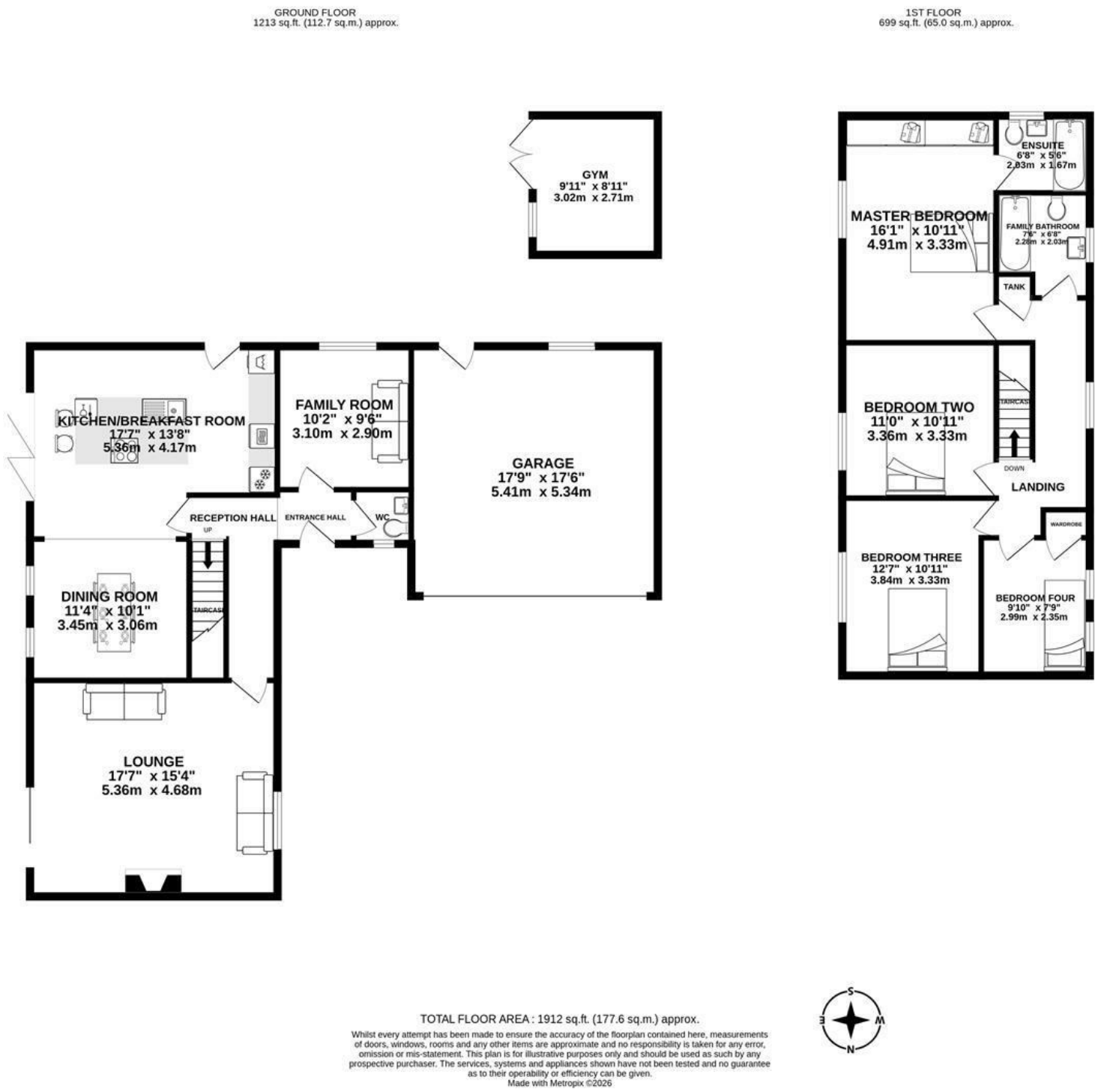








# BEN ROSE



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                                 | 82      | 84                                                                                  |
| (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<br>2002/91/EC                                                          |
|                                             |         |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                                  |
|-----------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                        |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                                  |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC  |

