BEN ROSE



Chancery Fields, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to market this well-presented, four-bedroom detached family home, ideally situated within a sought-after residential area of Chorley. This spacious property offers a fantastic blend of modern living and versatile accommodation, making it perfectly suited to growing families. Chorley itself provides a wealth of local amenities, including reputable schools, supermarkets, and leisure facilities, whilst also benefiting from excellent travel links. Nearby train stations offer direct routes to Manchester and Preston, and the M61 and M6 motorways are easily accessible, making commuting highly convenient.

Upon entering the home, you are welcomed into a bright entrance hall that leads through to the main ground floor accommodation. To the front, you'll find a dining room, ideal for both formal occasions and everyday family meals. Moving through, the spacious lounge offers a warm and inviting atmosphere, centred around a charming feature fireplace. The ground floor also benefits from a convenient WC and staircase access to the first floor. To the rear, the standout feature of the home is the impressive open plan kitchen and dining area, fitted with modern units and a range of integrated appliances. This versatile space offers ample room for dining and could easily accommodate a play area or snug. Underfloor heating runs throughout both the kitchen and adjoining conservatory, enhancing comfort year-round. The conservatory itself provides a lovely additional reception space, enjoying pleasant views over the garden and allowing for an abundance of natural light.

Heading upstairs, the landing gives access to four well-proportioned bedrooms, each benefitting from built-in wardrobes, offering excellent storage solutions. The master bedroom is further enhanced by its own private shower en suite, creating a comfortable retreat for homeowners. The remaining bedrooms are ideal for children, guests, or even a home office setup. Completing the first floor is the family bathroom, fitted with all essential fixtures.

Externally, the property continues to impress. To the front, there are two driveways providing ample off-road parking for multiple vehicles, alongside a small, neatly maintained lawn. To the rear, the generously sized garden has been designed with low maintenance in mind, featuring a combination of paved seating areas, walkways, and astroturf, all enclosed by fencing for added privacy. The garden also provides access to a double garage, offering further storage or parking options. This is a fantastic opportunity to acquire a spacious and versatile family home in a desirable location, early viewing is highly recommended.





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2026
Family
CALENDAR




Carex




Carex
CHERRY ON TOP


CITY
20 Bernardo Silva
Luke
17
Joey
15
MANCHESTER UNITED


ISLA


Carex







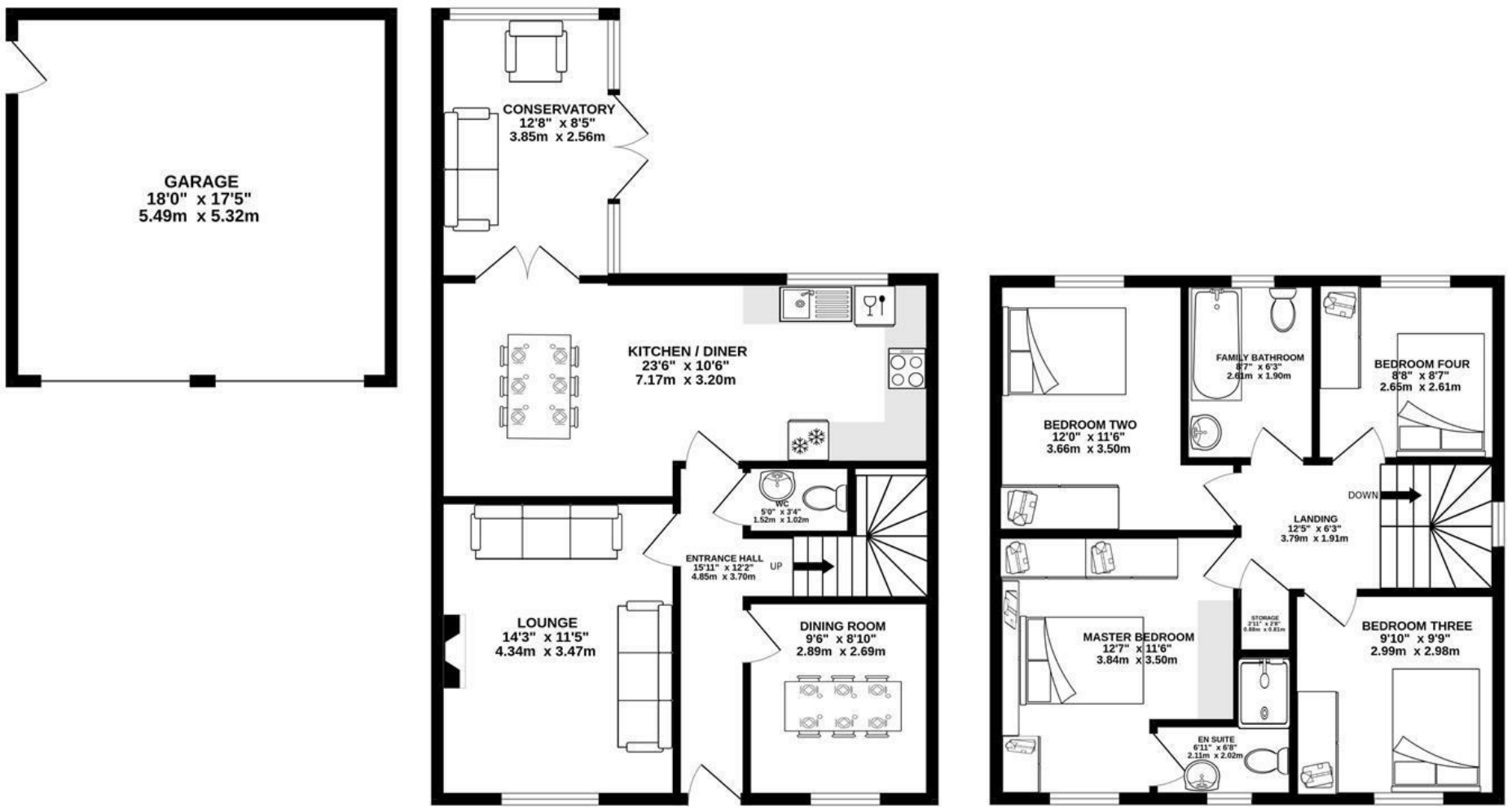


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GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.

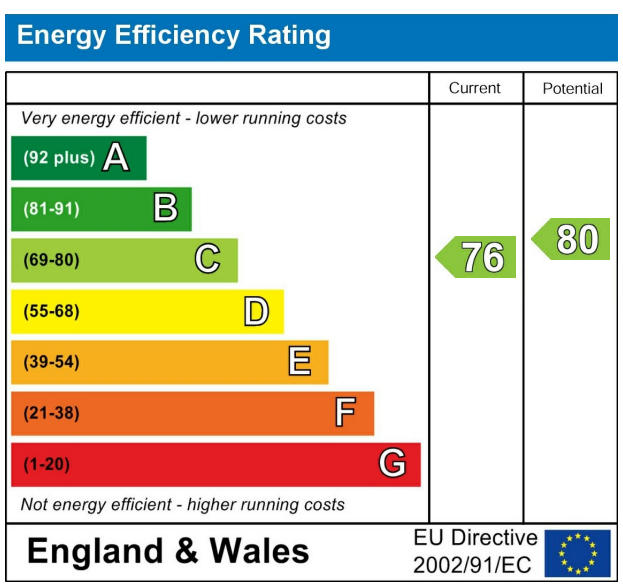
1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.

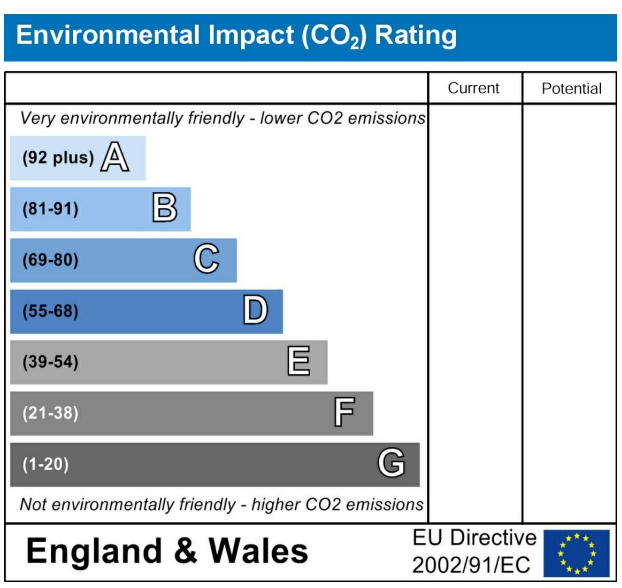


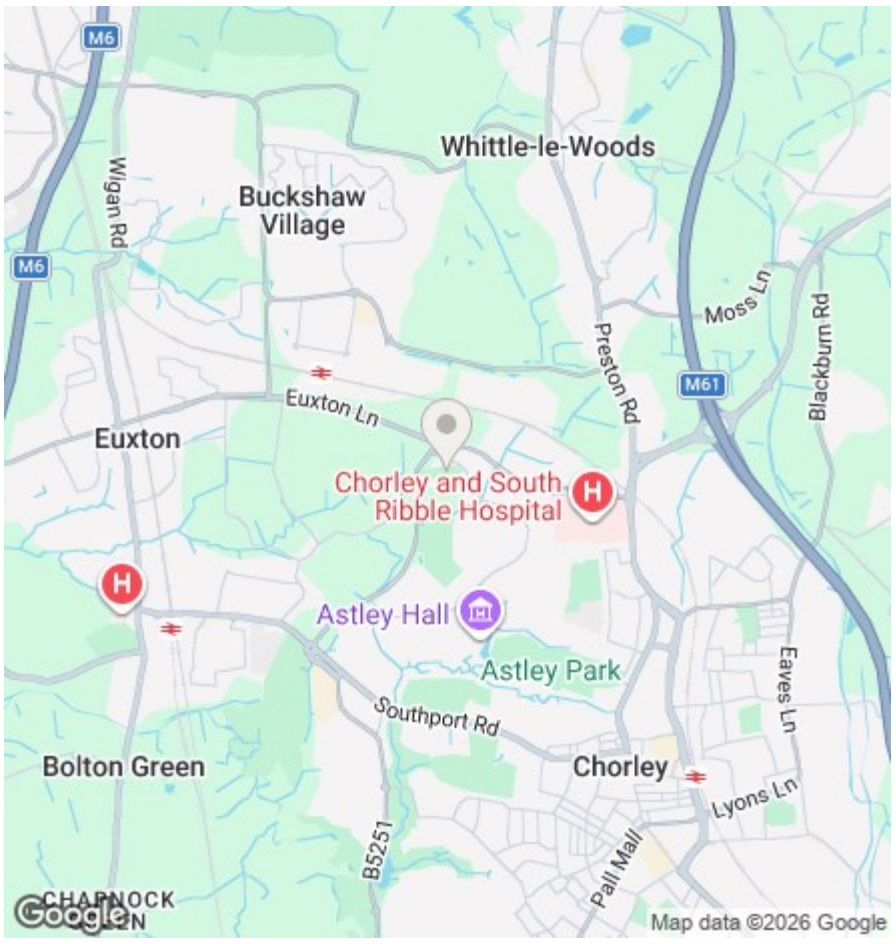
TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

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.
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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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