



Collingwood Road, Chorley

Offers Over £219,995

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom semi-detached family home, situated within a popular and well-connected area of Chorley. Offering bright and airy accommodation throughout thanks to its wide windows and well-proportioned rooms, this property presents an excellent opportunity for growing families seeking a home with both immediate comfort and future potential. The property is ideally positioned close to highly regarded primary schools, making it particularly appealing for young families, whilst a range of local amenities, shops, and everyday conveniences are all within easy reach. Residents can also enjoy nearby leisure opportunities, including scenic reservoir walks and a local cricket club. Excellent transport links are available, with a nearby bus stop providing direct access to Chorley town centre, whilst Chorley Train Station offers rail connections to Preston, Manchester, and beyond. The M61, M6, and M65 motorway networks are also easily accessible, making commuting throughout the North West straightforward.

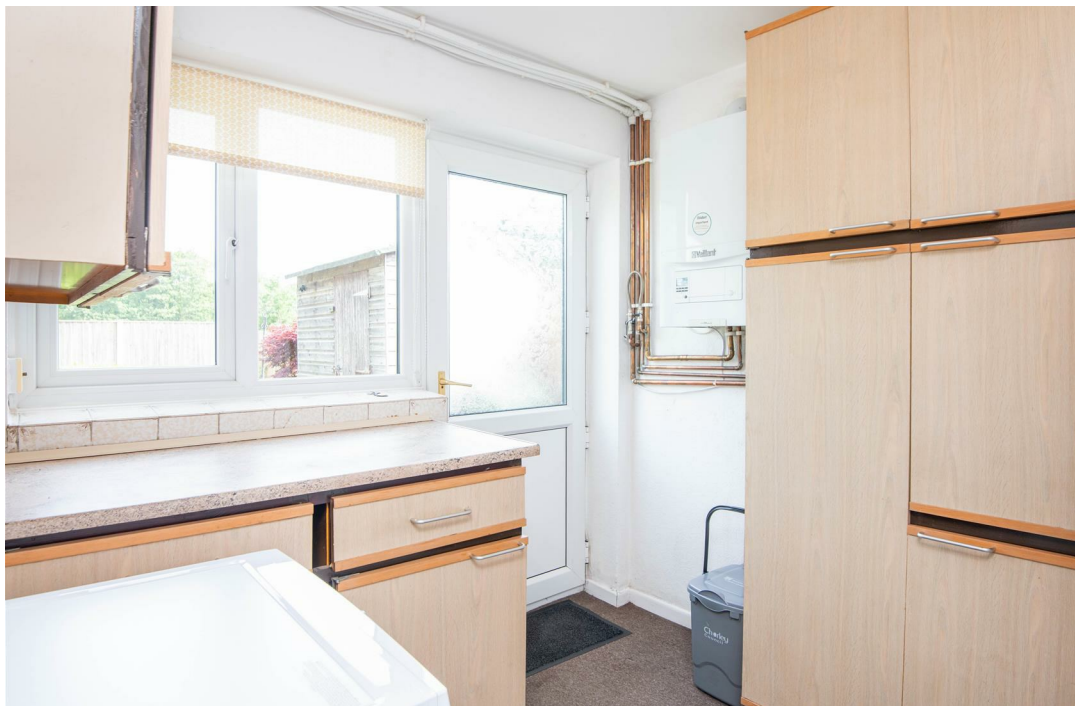
Upon entering the home, you are welcomed by an entrance hall that leads to the first-floor staircase and the main living accommodation. The generously sized lounge enjoys an abundance of natural light through a wide bay window, creating a bright and inviting space for relaxing with family and friends. Moving through to the rear of the property, the well-equipped kitchen features a five-burner gas hob, ample work surfaces, and excellent storage options to suit modern family living. The kitchen flows seamlessly into the dining room, providing an ideal setting for family meals and entertaining guests. Completing the ground floor is a practical utility room offering additional storage and laundry space, whilst also providing convenient access to the integral garage.

To the first floor, the landing grants access to three well-proportioned bedrooms and the family bathroom. The spacious master bedroom offers plenty of room for furnishings and benefits from the home's bright and airy feel. The second bedroom is another generous double and features large built-in wardrobes, providing excellent storage solutions whilst the third bedroom would make an ideal children's room, nursery, or home office depending on individual requirements. Serving all bedrooms is the wet room-style shower room, designed for practicality and ease of use. The integral garage also presents exciting potential for future development, with scope to extend above, subject to the necessary planning permissions and approvals.

Externally, the property boasts an expansive driveway to the front, comfortably accommodating multiple vehicles, alongside a low bordering wall and access to the integral garage. To the rear, the beautifully maintained garden provides a wonderful outdoor space for the whole family to enjoy, featuring paved seating areas ideal for outdoor dining and entertaining, a generous lawn, attractive surrounding flower beds, a mature tree that adds character and privacy, and a useful garden shed for additional storage. Combining spacious family accommodation, a sought-after location, excellent transport connections, and future extension potential, this is a fantastic opportunity to acquire a versatile family home in one of Chorley's popular residential settings.





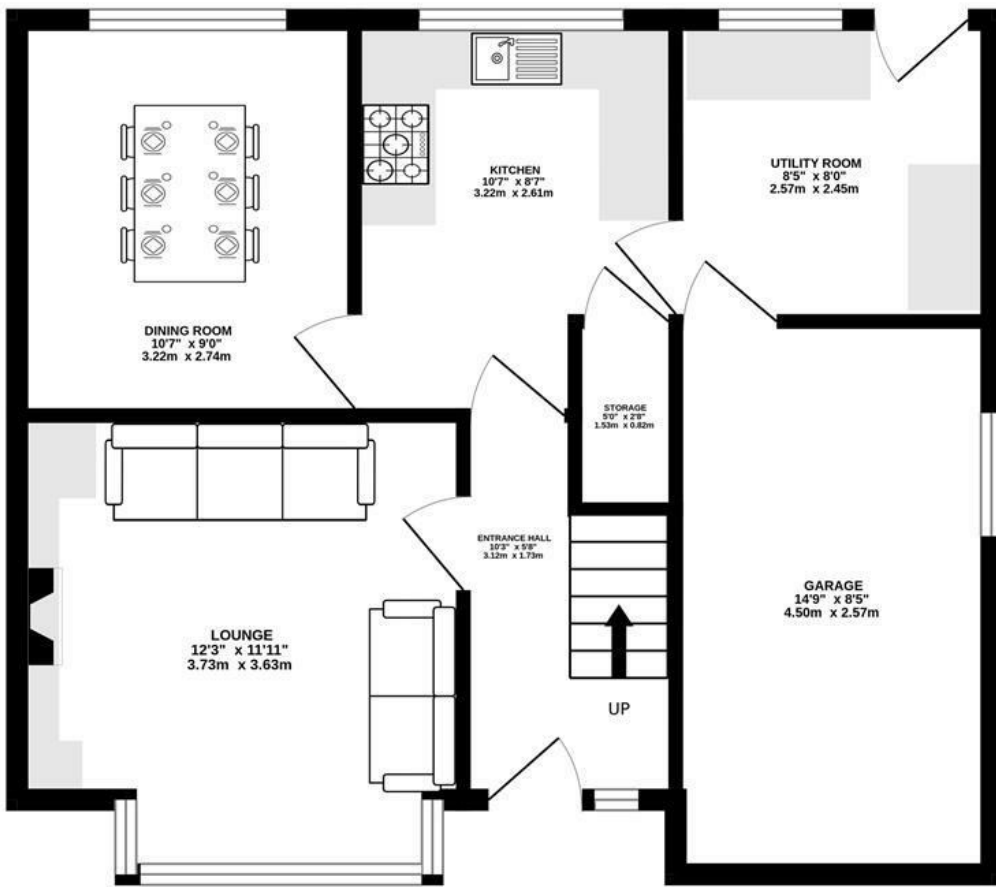




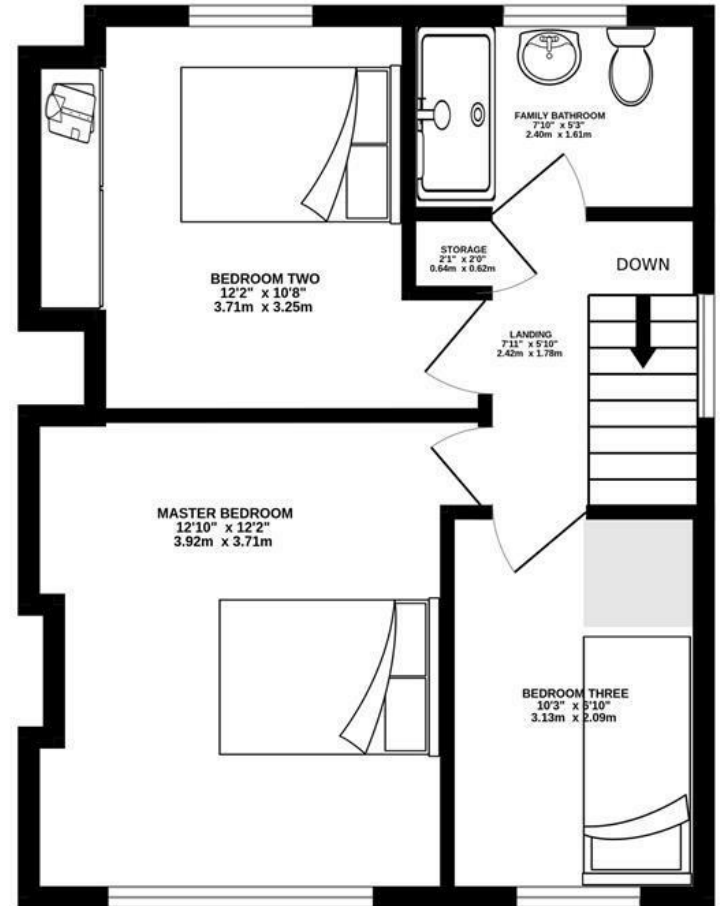




GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.

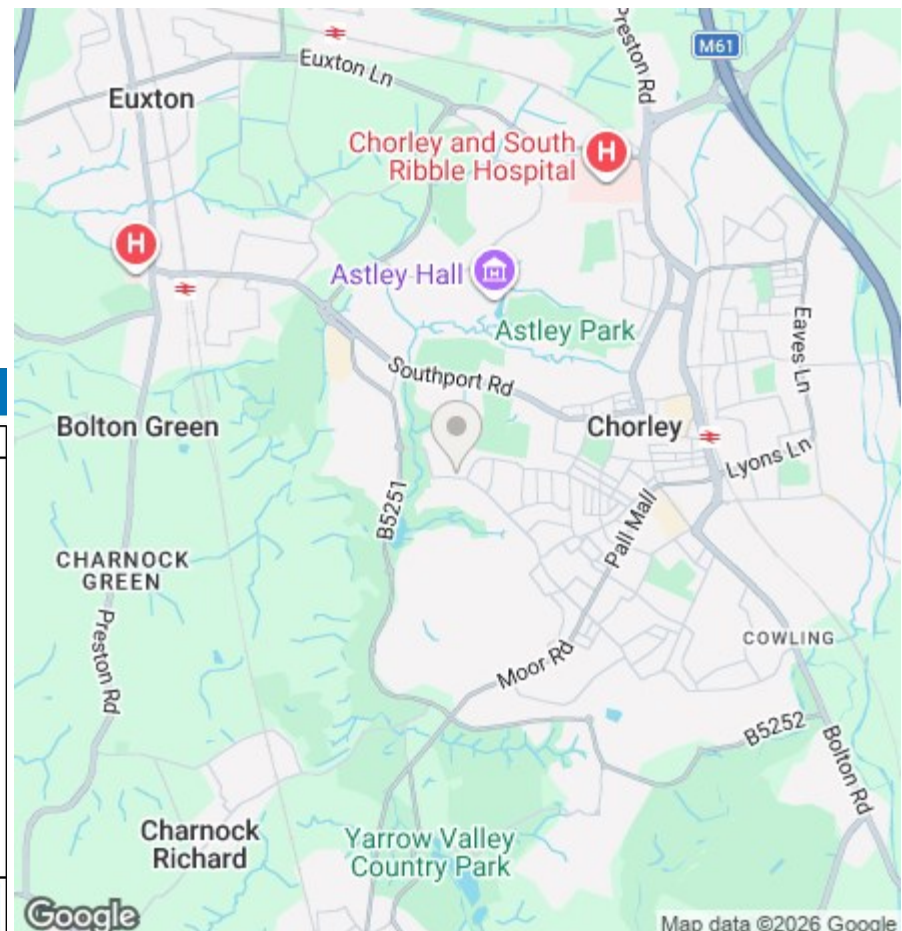


TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

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	81

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	