



## Epsom Croft, Anderton, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached property, tucked away in a quiet and secluded cul-de-sac in the highly sought-after area of Anderton, Lancashire. This lovely family home offers generous living space throughout and is ideal for those looking for a peaceful location while remaining close to excellent local amenities. Anderton is perfectly positioned for commuters, with easy access to the M61 and nearby train stations in Adlington and Chorley, providing excellent links to Manchester, Preston, and beyond. The area also benefits from well-regarded schools, scenic countryside walks, and local attractions such as Rivington Pike and the surrounding reservoirs.

Stepping through the front door, you are welcomed into a bright vestibule that provides access to the WC, lounge, and kitchen/diner. The spacious lounge sits to the rear of the property and enjoys a warm and inviting feel, complete with a feature fireplace and dual-aspect windows that allow natural light to fill the room. The heart of the home lies within the modern kitchen/diner, which boasts integrated appliances, ample storage, and space for an American-style fridge/freezer. There is also plenty of room for a family dining table, making this a perfect spot for both everyday meals and entertaining. Flowing seamlessly from here, the conservatory offers a lovely additional living area overlooking the rear garden, ideal for relaxing throughout the year.

Moving upstairs, the first floor hosts four well-proportioned bedrooms, each thoughtfully designed to accommodate a growing family. The master bedroom benefits from fitted wardrobes with clever additional storage space concealed behind, as well as a stylish, modern en-suite. The second bedroom also features fitted wardrobes, while the remaining bedrooms offer versatility for use as guest rooms, home offices, or children's bedrooms. Completing the upper floor is a contemporary shower room finished to a high standard.

Externally, the property offers fantastic kerb appeal, with a well-maintained driveway providing off-road parking for up to three cars and leading to a detached double garage, offering further storage or potential for workshop space. A neat front lawn enhances the home's attractive frontage. To the rear, you'll find a private and low-maintenance garden that has been thoughtfully designed with multiple seating zones and a decked area – perfect for outdoor dining and entertaining during the warmer months.

In summary, this is a superb family home set within a peaceful cul-de-sac in a desirable part of Anderton, offering spacious and modern living in a location that combines tranquillity with convenience.















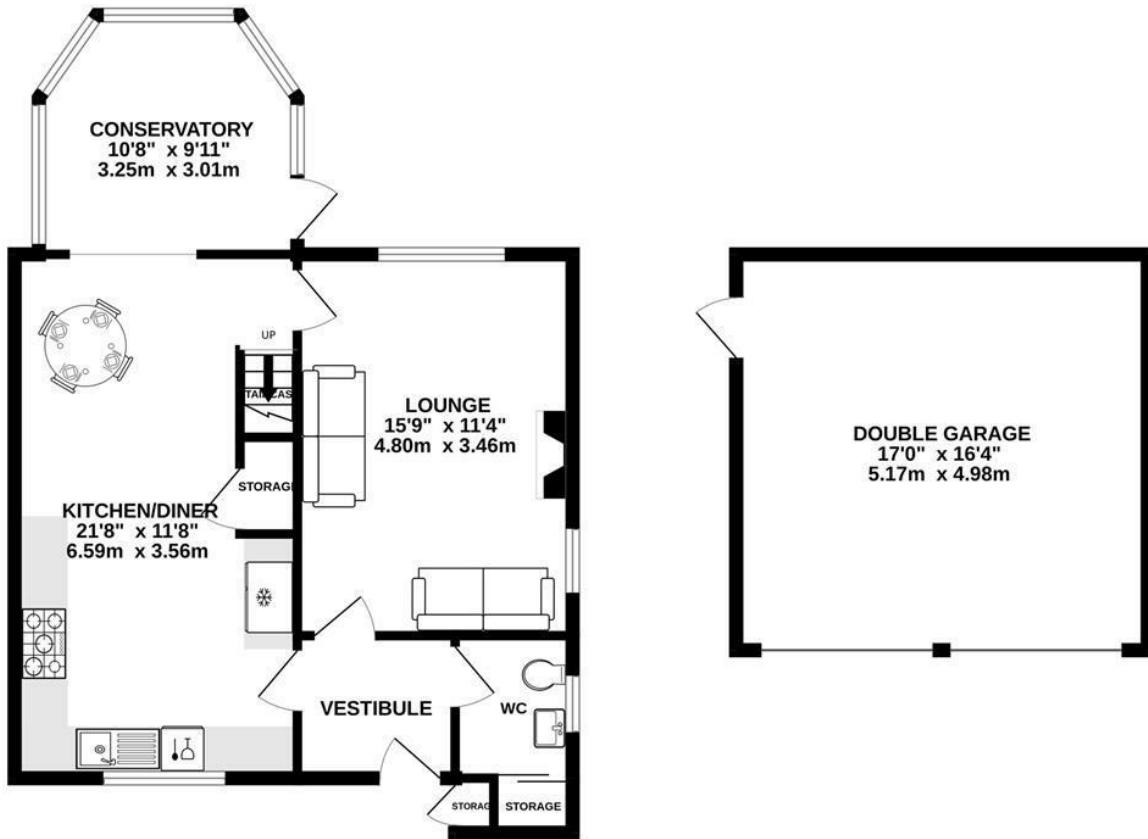




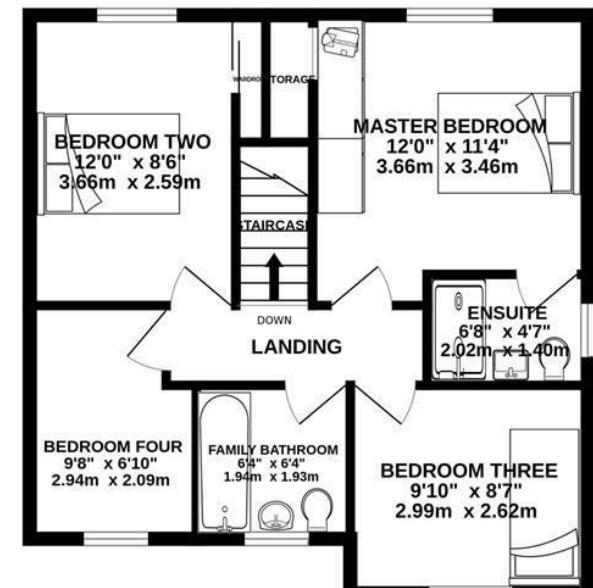


# BEN ROSE

GROUND FLOOR  
879 sq.ft. (81.7 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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.

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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	

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 2002/91/EC	

