



## Strathmore Grove, Chorley

Offers Over £249,995

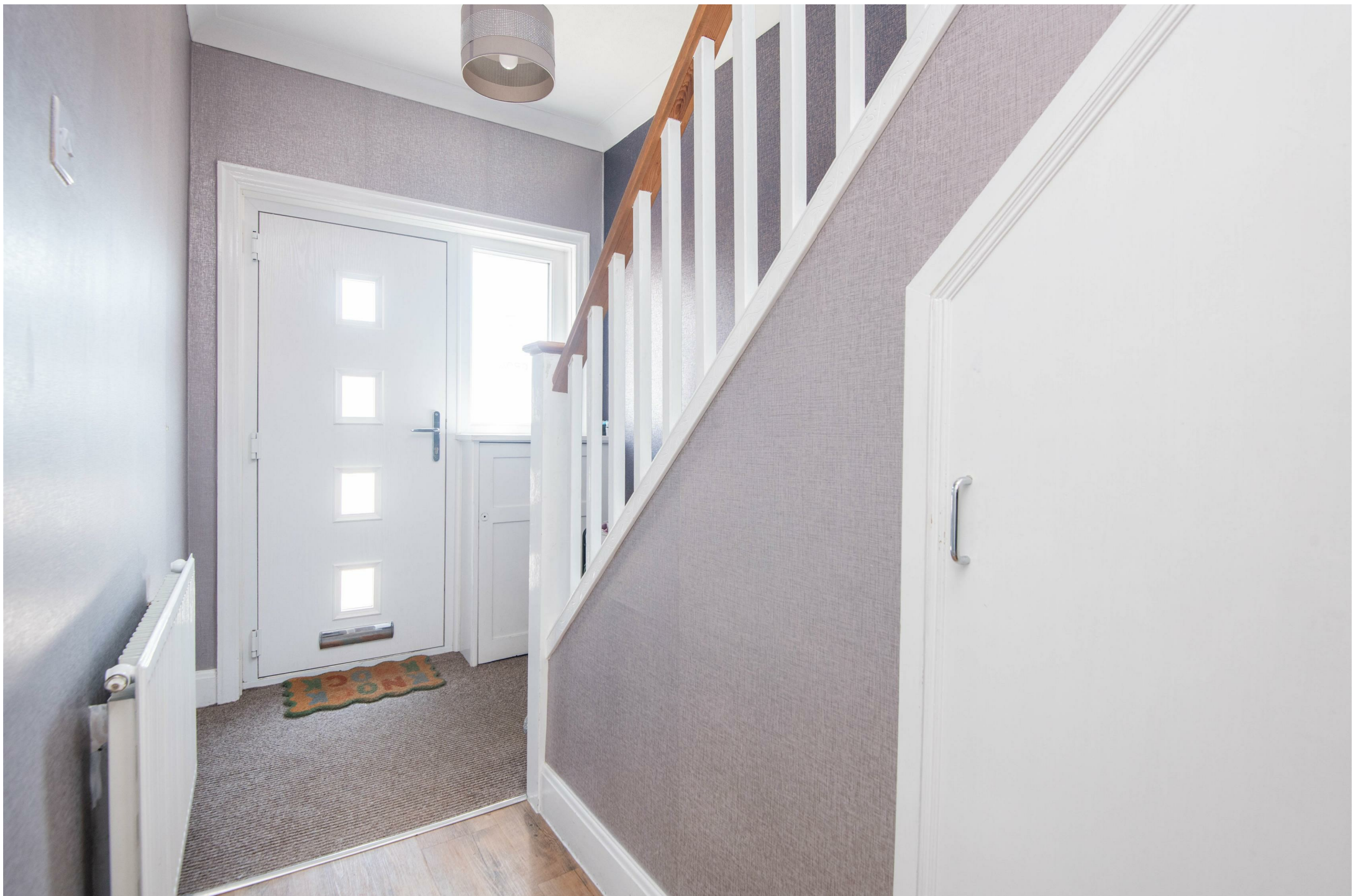
Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom semi-detached home, situated in a popular and well-established residential area of Chorley. Finished to an excellent standard throughout, this stylish family home has undergone an extensive programme of improvements in recent years, including a new roof, modern kitchen, contemporary family bathroom, landscaped rear garden, new external utility building and the majority of the windows being replaced, allowing any new owner to move straight in with minimal work required. Perfectly suited to families, the property enjoys a convenient location close to a range of highly regarded schools, supermarkets, parks and everyday amenities, whilst Chorley town centre is only a short drive away. Excellent transport links are also nearby, with Chorley Railway Station providing direct services to Manchester and Preston, regular bus routes serving the surrounding areas and easy access to the M61, M6 and M65 motorways for commuters across the North West.

Stepping into the welcoming entrance hall, you'll find useful cloakroom storage along with the staircase leading to the first floor and access to the principal living spaces. The generous lounge is positioned to the front of the home and features an attractive fireplace alongside a large bay window that fills the room with natural light, creating a warm and inviting atmosphere. To the rear, the home opens into a stunning open-plan kitchen and dining space, designed with modern family living in mind. A large central island provides seating in place of a traditional dining table, creating the perfect social hub for everyday life and entertaining alike. A contemporary media wall with built-in storage adds a stylish focal point, while double doors open directly onto the rear garden. The modern kitchen is beautifully appointed with a range of integrated appliances, generous worktop space and ample storage, combining practicality with contemporary design.

The first floor offers three well-proportioned bedrooms, including two spacious double bedrooms and a versatile third room that would make an ideal child's bedroom, nursery or home office. Completing the accommodation is the recently fitted three-piece family bathroom, finished in a modern style to complement the high standard found throughout the home. Additional storage is available via the fully boarded loft, providing excellent practicality for growing families.

Externally, the property continues to impress. To the front, a generous gravelled driveway provides off-road parking for multiple vehicles and is equipped with the added convenience of an EV charging point. The landscaped rear garden has been thoughtfully designed across several tiers, offering a wonderful outdoor space to relax and entertain. A spacious paved seating area, pergola, well-maintained lawn and attractive paved pathways combine to create an enjoyable garden for all seasons. Also located to the rear are two highly useful outbuildings, including a newly built external utility room, perfect for additional appliances and storage, and a versatile garden studio that lends itself to a variety of uses such as a home office, gym, hobby room or creative workspace. Offering stylish interiors, extensive upgrades and exceptional versatility both inside and out, this outstanding family home is ready to be enjoyed from day one.





















GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.

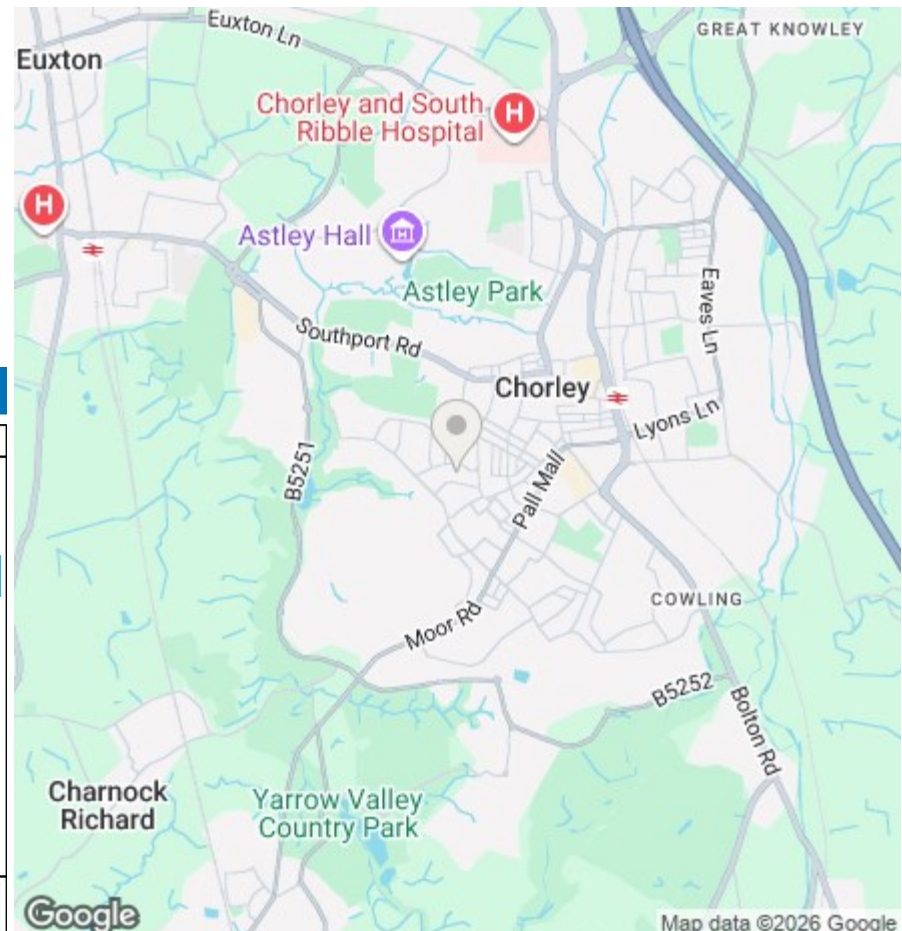


TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

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		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		82
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	