BEN ROSE



Haworth Road, Chorley

Offers Over £499,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented five-bedroom detached family home, set across three spacious floors and situated within the highly sought-after residential area of Rivington View in Chorley. This impressive property offers generous and versatile living accommodation throughout, ideal for growing families, with a modern interior finish and a detached double garage. The home is positioned on a quiet development with a private road, surrounded by attractive countryside views while still benefiting from excellent nearby amenities, well-regarded local schools, and convenient access to Chorley town centre. There are also superb transport links via nearby rail stations and the M6 and M61 motorways, making this an ideal location for commuters travelling to Preston, Manchester, and beyond.

Upon entering the home, you are welcomed into a bright and spacious reception hall that provides access to the principal ground floor rooms. To the front is a generously sized lounge featuring a charming bay window and feature fireplace, creating a warm and inviting space to relax. Continuing through the hallway, you'll find a convenient WC and access into a versatile playroom which could also serve as a home office or snug. To the rear of the property is the heart of the home - a stunning open-plan kitchen/diner fitted with modern wall and base units, integrated appliances, and a central breakfast bar, with ample space for family dining and entertaining. The kitchen flows seamlessly into a separate family room with a striking, bespoke media wall with a glass fireplace, offering an additional comfortable living space overlooking the garden. A practical utility room sits just off the kitchen, providing further storage and external access.

Moving up to the first floor, the spacious landing gives access to three well-proportioned bedrooms and the family bathroom. The impressive master bedroom benefits from its own dressing room and a stylish private en-suite. The remaining bedrooms on this floor are all generous in size and ideal for family living. Bedroom two also has a private en-suite, making it an ideal room for teenagers or guests. The modern family bathroom is fitted with a contemporary suite. Continuing to the second floor, you'll find two further large double bedrooms, both offering excellent versatility, along with an additional shower room, making this level ideal for older children, guests, or multi-generational living.

Externally, the property enjoys excellent kerb appeal with a driveway providing off-road parking for multiple vehicles and access to a detached double garage. To the rear is a beautifully maintained and private corner plot garden, mainly laid to lawn with a raised patio seating area and a separate covered patio area, perfect for outdoor dining and entertaining. This wonderful home offers a fantastic balance of space, style, and practicality throughout, making it an exceptional opportunity for families seeking a long-term home in a desirable Chorley location.





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LETTERS

















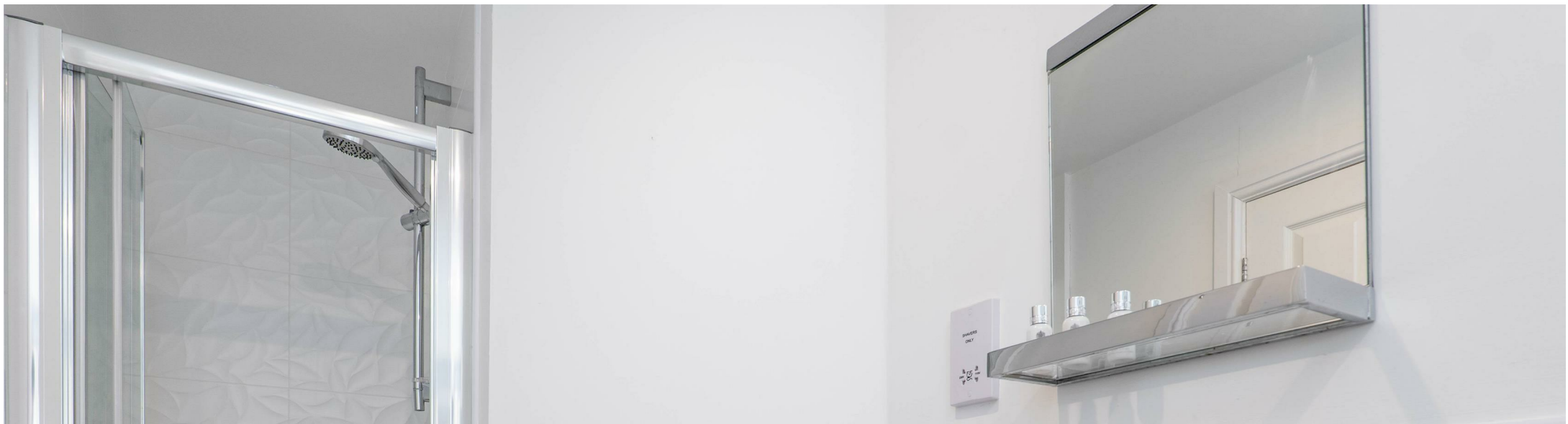





















EVERY LITTLE THING
is gonna be alright













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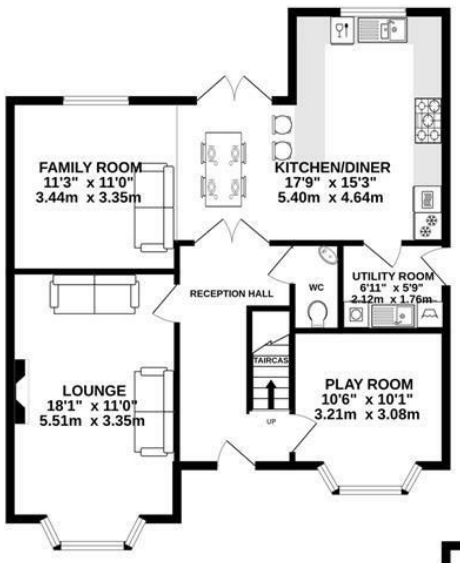


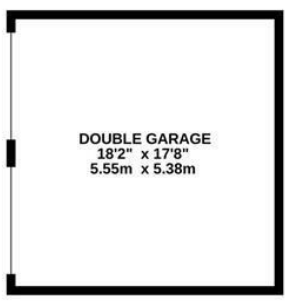




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GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.

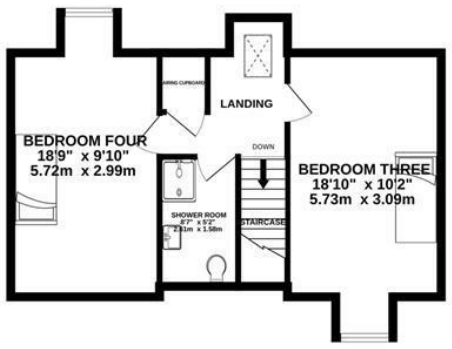




1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



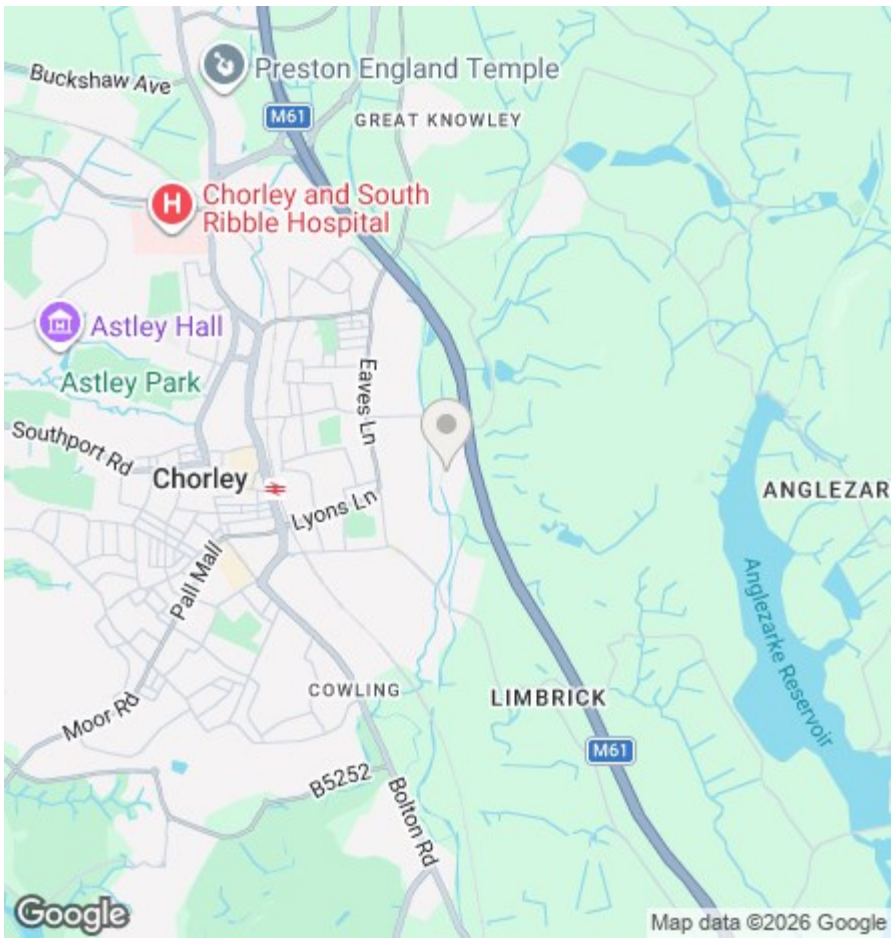
2ND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

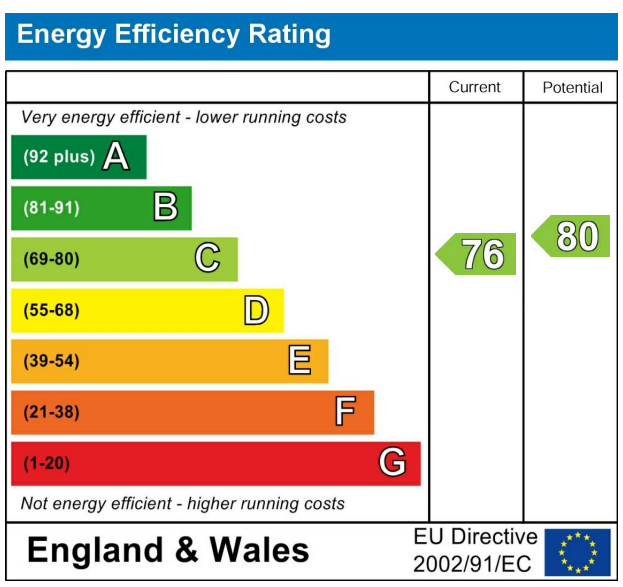


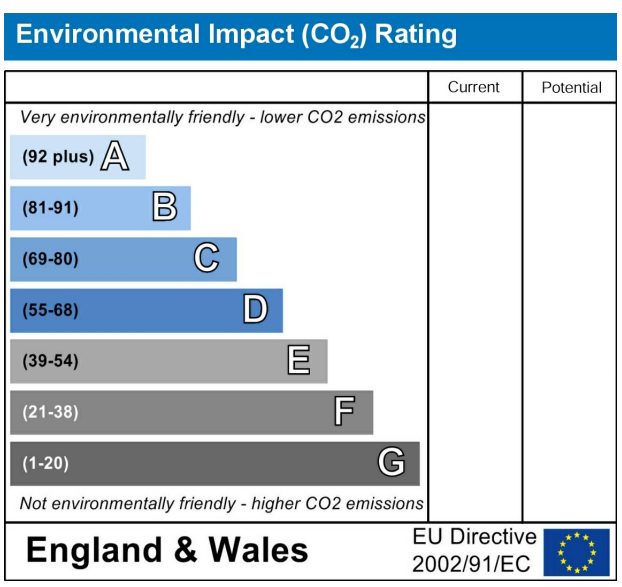
TOTAL FLOOR AREA : 2335 sq.ft. (217.0 sq.m.) approx.

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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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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