



## Blackburn Brow, Chorley

**Offers Over £549,995**

Ben Rose Estate Agents are pleased to present to market this stunning, four/five bedroom detached property situated just outside of Chorley town centre, offering serene views of the local countryside. Appearing as a charming single story residence from the front, this home unfolds to reveal a second level at the rear, boasting ample potential for extension. Built in 1997, this property is being presented with NO ONWARDS CHAIN and serves as the ideal family home, occupying a generous plot with easy access to Chorley Town Centre, supermarkets, and picturesque countryside walks right on the doorstep. Conveniently, excellent travel links via the nearby M61 and M6 motorways ensure seamless connectivity.

Upon entering, you are welcomed into an inviting entrance hallway, leading down to the main living level. The second lounge, bathed in natural light from dual aspect windows to the front and rear, offers versatility, potentially doubling as a fifth bedroom with the option to add an en-suite bathroom. This floor also hosts three spacious double bedrooms, with the master boasting fitted wardrobes and a private three-piece ensuite, positioned to maximize the picturesque rear views.

Descending to the lower floor, you're greeted by a reception hall leading to the guest bedroom, complete with fitted wardrobes and an adjacent shower room. The modern kitchen/breakfast room, equipped with integrated appliances including a dishwasher and microwave, features a convenient breakfast bar for two. Moving back through the hall, you'll seamlessly enter into the dining room, which opens into the main lounge and study area, designed for effortless living. The spacious main lounge, accentuated by a fireplace and drop-down lighting, extends into the bright conservatory at the rear, capitalizing on the garden views.

Externally, the property boasts a gated driveway accommodating multiple vehicles, leading to the double garage with an electric up-and-over door. A staircase from the garage leads down to a substantial workshop on the lower level that offers potential for expansion or conversion into a self-contained annex if required. The rear garden is a tranquil space, comprising a patio area, expansive lawn, and a natural brook, bordered by mature hedging for privacy - perfect for family living or for social occasions. Beyond lies views of farmers fields, Botany Bay, and the Preston England Temple.

For added peace of mind, additional features include CCTV with four perimeter cameras and an alarm system, along with a two-year-old combi boiler, ensuring both security and comfort.

In summary, this property offers a perfect blend of space, tranquility, and potential, presenting an exceptional opportunity for discerning buyers seeking a family home with room to grow and scenic surroundings.

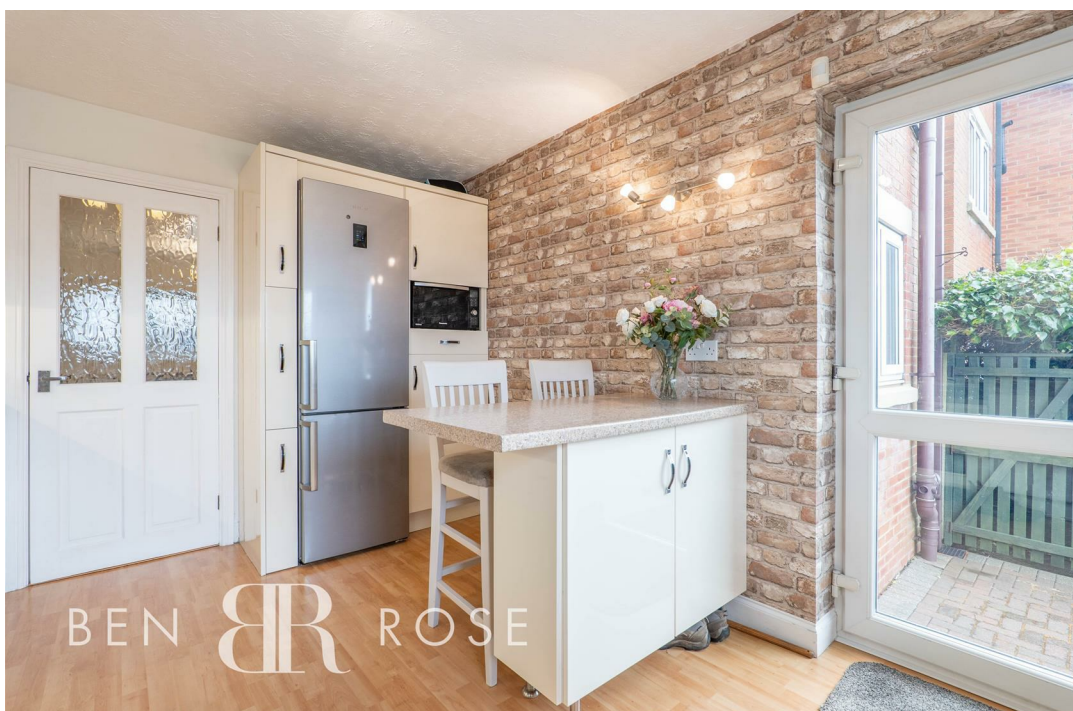
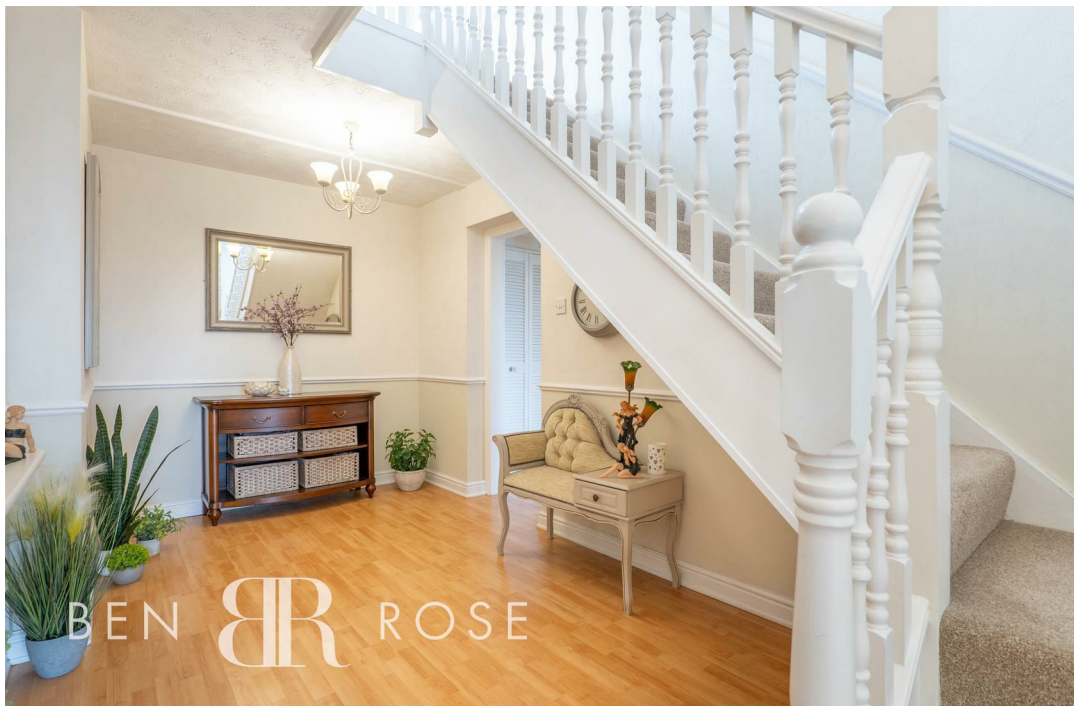




















































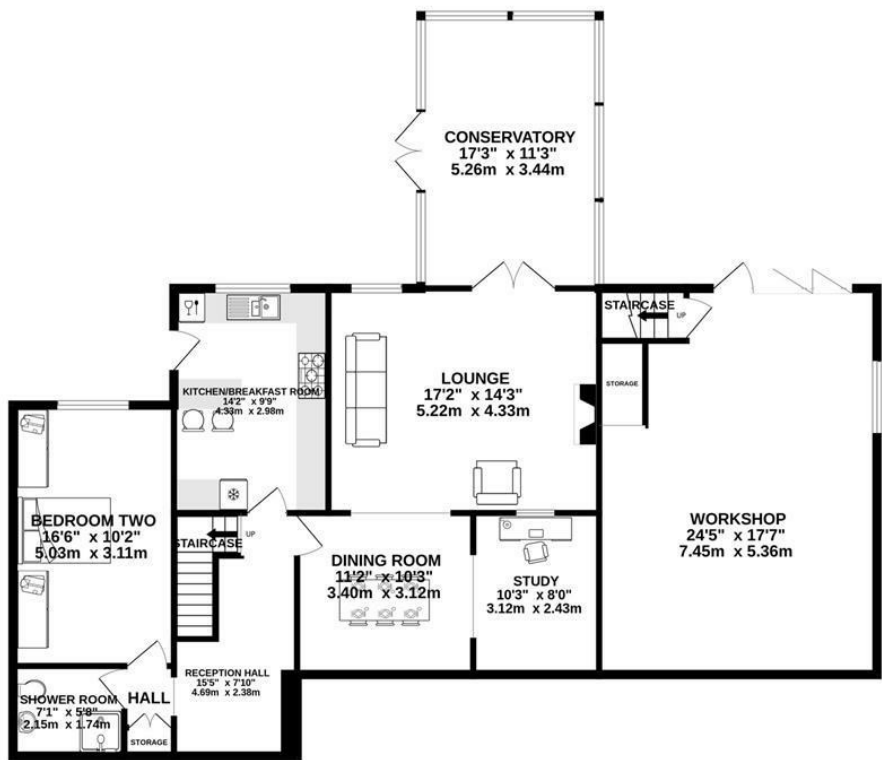




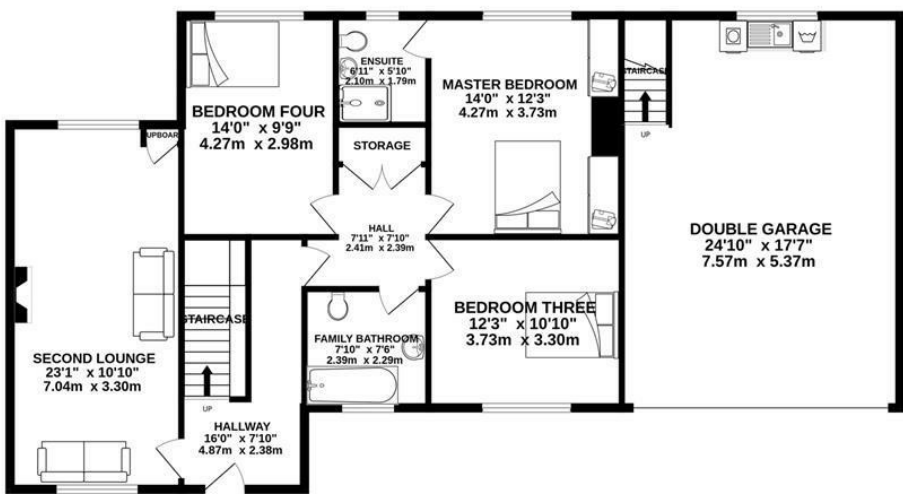


# BEN ROSE

BASEMENT  
1539 sq.ft. (143.0 sq.m.) approx.



GROUND FLOOR  
1410 sq.ft. (131.0 sq.m.) approx.



TOTAL FLOOR AREA : 2949 sq.ft. (274.0 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.

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		
	72	77
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	

