



## Claremont Avenue, Chorley

**Offers Over £399,995**

Ben Rose Estate Agents are pleased to present to market this beautiful four-bedroom semi-detached character home, situated in a sought-after residential area of Chorley. Brimming with charm and original features, this spacious family home offers an exceptional blend of character and modern living, with generous accommodation spread across three floors and a wonderfully secluded rear garden. Ideally suited to growing families, the property enjoys a convenient location close to a range of highly regarded schools, local shops, supermarkets, cafés and leisure facilities. Chorley town centre is just a short distance away, whilst excellent transport links are readily available via Chorley railway station, regular bus routes and the nearby M61 and M6 motorways, providing easy access to Preston, Manchester, Bolton and beyond.

Stepping through the attractive porch with its curved archway, you are welcomed into a bright and airy reception hall featuring stunning stained wooden floorboards and access to the principal ground floor rooms. To the front of the home is the spacious lounge, boasting a traditional fireplace and an elegant curved bow-fronted window that floods the room with natural light. The heart of the home is undoubtedly the impressive open-plan kitchen, dining and entertaining space. Beautiful parquet wooden flooring runs throughout, complemented by a charming fireplace housing a log burner, creating a warm and inviting atmosphere. The kitchen itself centres around a substantial island and features a Belling Country Range oven, making it ideal for both everyday family life and entertaining guests. Four skylights and two sets of glazed double doors enhance the sense of space whilst allowing an abundance of natural light to pour in and provide seamless access to the rear garden. Completing the ground floor is a convenient downstairs WC.

The first floor hosts three well-proportioned bedrooms, all offering comfortable accommodation for family members or guests. The impressive principal bedroom benefits from a private built-in dressing area accessed through double doors, alongside an attractive bay-fronted window that adds both character and natural light. Serving this floor is a stylish four-piece family bathroom, providing both practicality and comfort. Occupying the second floor is the superb fourth bedroom suite, offering an excellent degree of privacy and versatility. This spacious room benefits from its own dressing room, private ensuite shower room and skylights within both the bedroom and dressing area. A range of integrated storage cupboards further enhance the practicality of this floor.

Externally, the property continues to impress. To the front is a flagged driveway providing off-road parking for up to two vehicles, alongside an attractive front garden and pathway leading to the entrance porch. To the rear, the home boasts a large and beautifully secluded lawned garden, offering a wonderful outdoor space for children to play, family gatherings and summer entertaining. A flagged patio area provides the perfect spot for outdoor dining, whilst a garden shed and useful side lean-to offer excellent storage solutions. Combining character, generous living space, versatile accommodation and a desirable location, this exceptional family home presents a fantastic opportunity for buyers seeking a property full of charm and practicality.























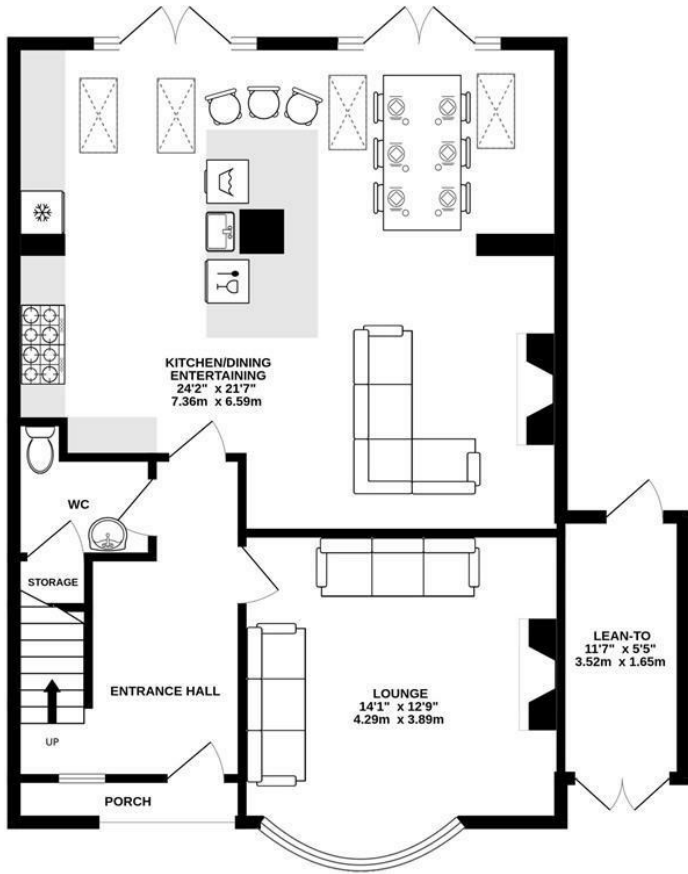




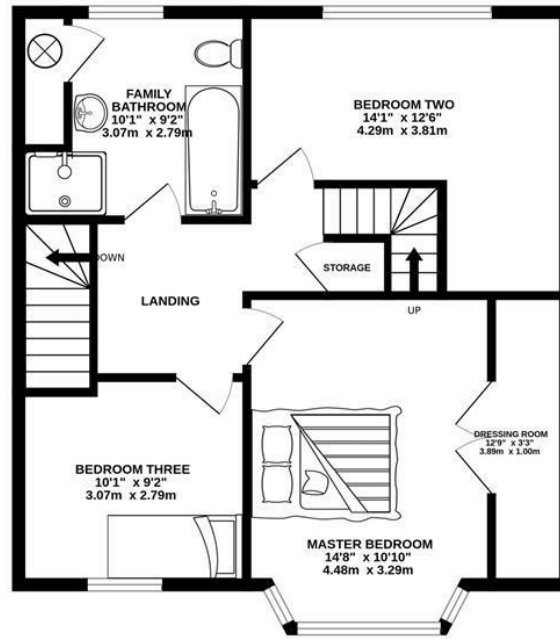


# BEN ROSE

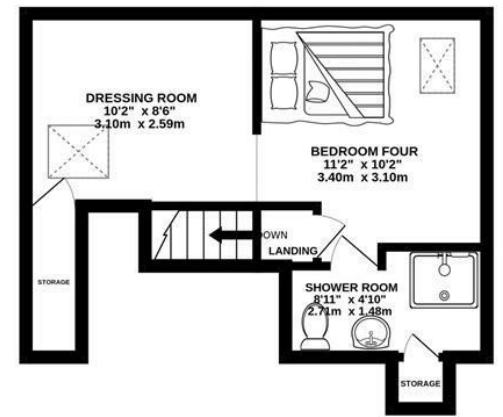
GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



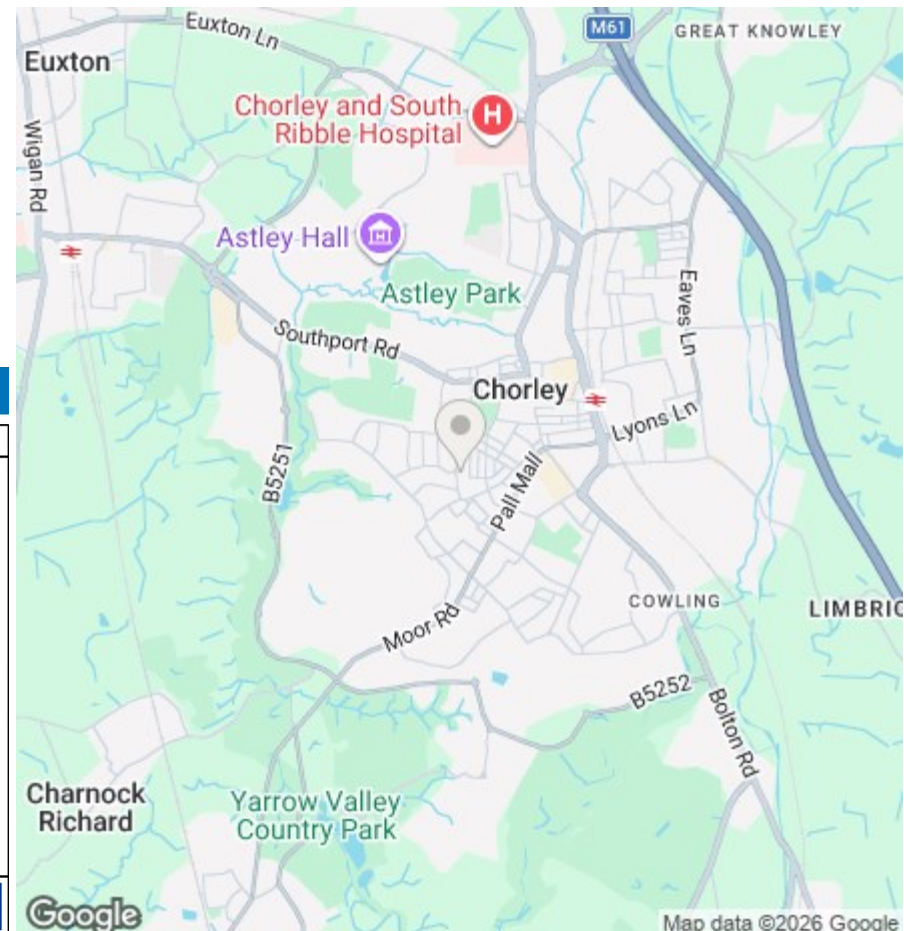
2ND FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1773 sq.ft. (164.7 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		
(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>		
(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		
(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>		
(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	