



## Southdowns Road, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this beautifully extended three-bedroom semi-detached home, ideally positioned in a highly sought-after area of Chorley, Lancashire. This stunning property offers an exceptional blend of modern style, practicality, and comfort, making it perfect for families and couples alike. Situated within walking distance of Chorley town centre, the home benefits from an excellent selection of shops, supermarkets, restaurants, pubs, and well-regarded schools. Commuters will also appreciate the superb transport connections, with Chorley train station providing direct links to Preston and Manchester, along with regular bus services to Preston, Blackburn, and Wigan. Easy access to the M6 and M61 motorways ensures convenient travel across the North West, while the picturesque Astley Park is only a short walk away — offering scenic woodland walks, play areas, and a café.

Stepping inside, you are greeted by a bright and welcoming entrance that flows into the spacious main lounge. This beautifully presented room features a large front-facing window that floods the space with natural light, creating a warm and relaxing atmosphere. Moving through to the rear, you'll find a stunning extended kitchen and dining room — the true heart of the home. Thoughtfully designed, the kitchen boasts modern fitted units, ample worktop space, and a range of integrated appliances including a dishwasher, fridge/freezer, wine cooler, and washing machine. The open-plan layout makes it ideal for family living and entertaining, with French doors opening out to the rear garden, perfectly blending indoor and outdoor spaces.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom is a spacious double, offering a peaceful retreat, while the second bedroom provides another generous double space ideal for guests or children. The third bedroom can serve as a single room or a home office, offering excellent flexibility. Completing the floor is a modern three-piece family shower room, finished to a high standard with contemporary fixtures and fittings.

Externally, the home offers superb kerb appeal, with a low-maintenance gravelled front garden and a paved driveway extending along the side of the property, providing off-road parking for one car and access to a detached garage. The rear garden is beautifully landscaped, featuring a patio area for outdoor dining and a mature lawn bordered by plants and shrubs for added privacy.

In summary, this is a wonderfully presented, move-in-ready family home that combines style, space, and convenience in a prime Chorley location. Early viewing is highly recommended to truly appreciate the quality and charm this property has to offer.









































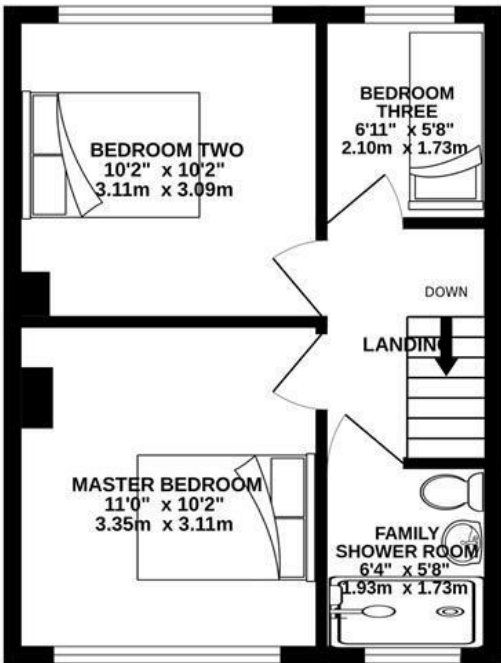


# BEN ROSE

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.






TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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		
<div>England &amp; Wales</div> <div>EU Directive 2002/91/EC </div>		

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	