



Preston Road, Charnock Richard, Chorley

Offers Over £349,995

Ben Rose Estate Agents are pleased to present to market this charming three bedroom semi-detached property, offered with NO ONWARD CHAIN, situated on a deceptively large plot in the sought-after countryside village of Charnock Richard. This wonderful family home offers spacious living throughout and enjoys a peaceful setting while still being within easy reach of everyday amenities. The property benefits from excellent travel links, with the M6 and M61 motorways just a short drive away, providing convenient access to Preston, Chorley, Wigan and Manchester. Buckshaw Parkway and Euxton Balshaw Lane train stations are also within easy reach, offering direct rail links to major cities. Families will appreciate the nearby schools, local shops, restaurants and countryside walks, as well as attractions such as Yarrow Valley Country Park and Heskin Hall Shopping Village.

Entering through the porch, you are welcomed into a spacious reception hall with the staircase positioned just off. To the front of the home sits a lovely separate dining room, complete with a feature fireplace and a bay-fronted window that allows plenty of natural light to flood the space. Moving further through the home, you'll find the generously sized lounge to the rear, creating a cosy yet spacious living area that seamlessly flows into the bright and airy conservatory, which enjoys relaxing views over the garden and provides an additional sitting or entertaining space. The kitchen is spacious and well-appointed, featuring an integrated oven and hob along with ample worktop and storage space, making it ideal for busy family life.

To the first floor, the property offers three well-proportioned bedrooms. The master bedroom benefits from ample fitted wardrobes and enjoys a pleasant rear outlook over the garden. The remaining bedrooms are ideal for children, guests or even a home office. Completing the first floor is a modern three-piece shower room.

Externally, the property truly excels thanks to its deceptively large plot. To the front, a sizeable gated driveway runs down the side of the home to the detached garage, providing off-road parking for up to six vehicles, alongside a neat front lawn bordered by mature hedging. The rear garden is generous, private and perfect for families, featuring a smaller lawn immediately off the property next to the garage and a second, larger lawned area beyond, enclosed by tall mature hedging for excellent privacy.

This fantastic home offers space, privacy and a wonderful countryside setting, making it an ideal purchase for growing families.





















BEN ROSE

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

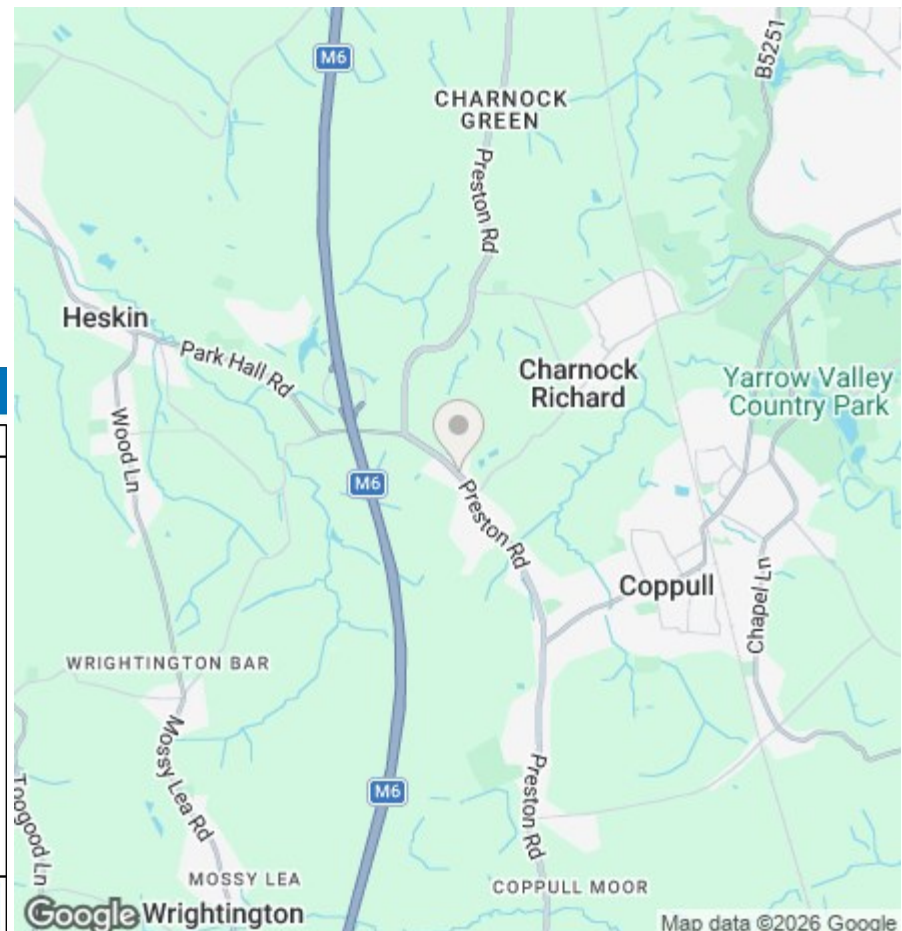


TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.

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 | 68 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |