



## Mimosa Close, Chorley

**Offers Over £324,995**

Ben Rose Estate Agents are pleased to present to market this well-proportioned, four bedroom detached family home, nestled within a quiet cul-de-sac in a popular residential area of Chorley, Lancashire. Ideally suited to growing families, the property offers generous and flexible accommodation throughout, with a practical layout designed for modern family living. Chorley town centre is just a short distance away, providing a wide range of shops, supermarkets, cafés and leisure facilities, while excellent local schools are also within easy reach. For commuters, Chorley train station offers direct links to Preston, Manchester and beyond, with convenient access to the M6, M61 and M65 motorways, making this an ideal base for those needing to travel across the North West.

Upon entering the property, you are welcomed into a bright and inviting reception hall, which provides access to the majority of the ground floor accommodation, along with useful under-stair storage and an oak wood staircase leading to the first floor. Positioned towards the front of the home is a versatile dining room, perfect for formal dining, a playroom or even a home office if required. To the rear, the spacious lounge offers a comfortable setting for everyday family life, enjoying an abundance of natural light and direct access to the rear garden via French doors. The kitchen/breakfast room is well-appointed with an integrated oven, ample worktop space and a breakfast bar seating four, creating a sociable hub of the home. Additional garden access can also be found here, along with a convenient utility room and a ground floor WC.

Moving upstairs, the first floor continues to impress with four well-proportioned and versatile bedrooms, all suitable for family use or alternative purposes such as guest rooms or a study. The master bedroom benefits from fitted wardrobes and a private three-piece ensuite, while bedroom two also enjoys fitted storage. The remaining bedrooms are served by a modern three-piece family bathroom, complete with a hand-held over-the-bath shower, catering comfortably to the needs of a busy household.

Externally, the property boasts a driveway to the front providing off-road parking for up to two vehicles, leading to a single garage, alongside a neatly maintained front lawn. To the rear, the private garden is mainly laid to lawn and wraps around behind the garage, offering a safe and enjoyable outdoor space for children, pets and entertaining alike. This attractive detached home combines a peaceful cul-de-sac setting with excellent access to local amenities and transport links, making it a fantastic opportunity for families looking to settle in a well-connected and desirable area of Chorley.

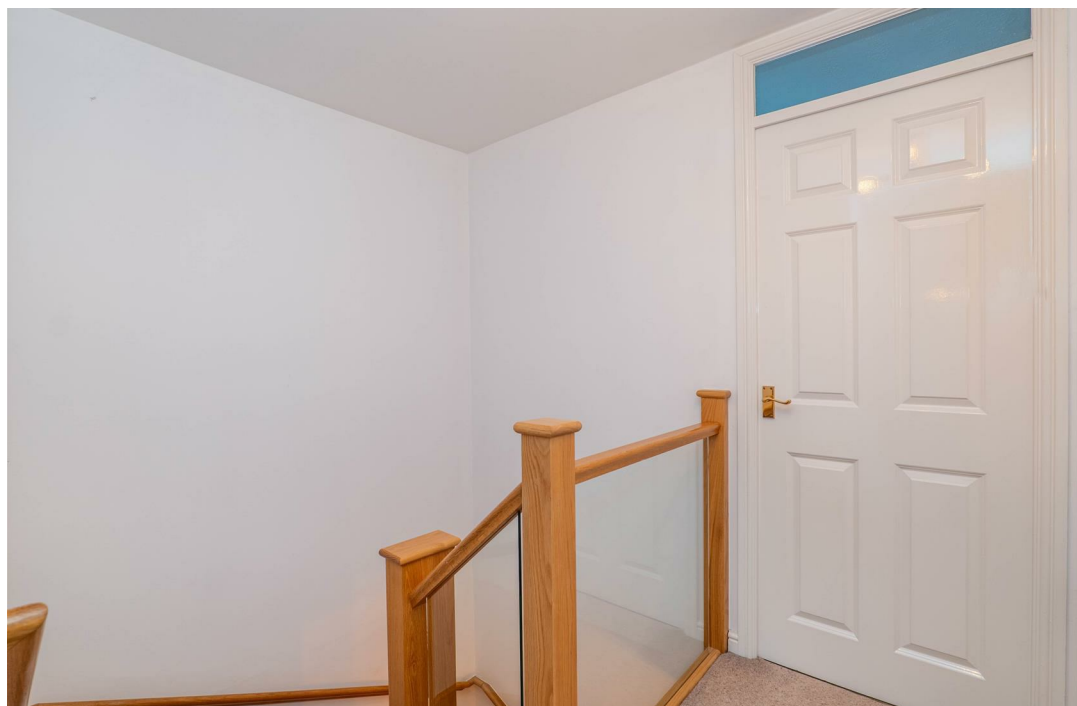








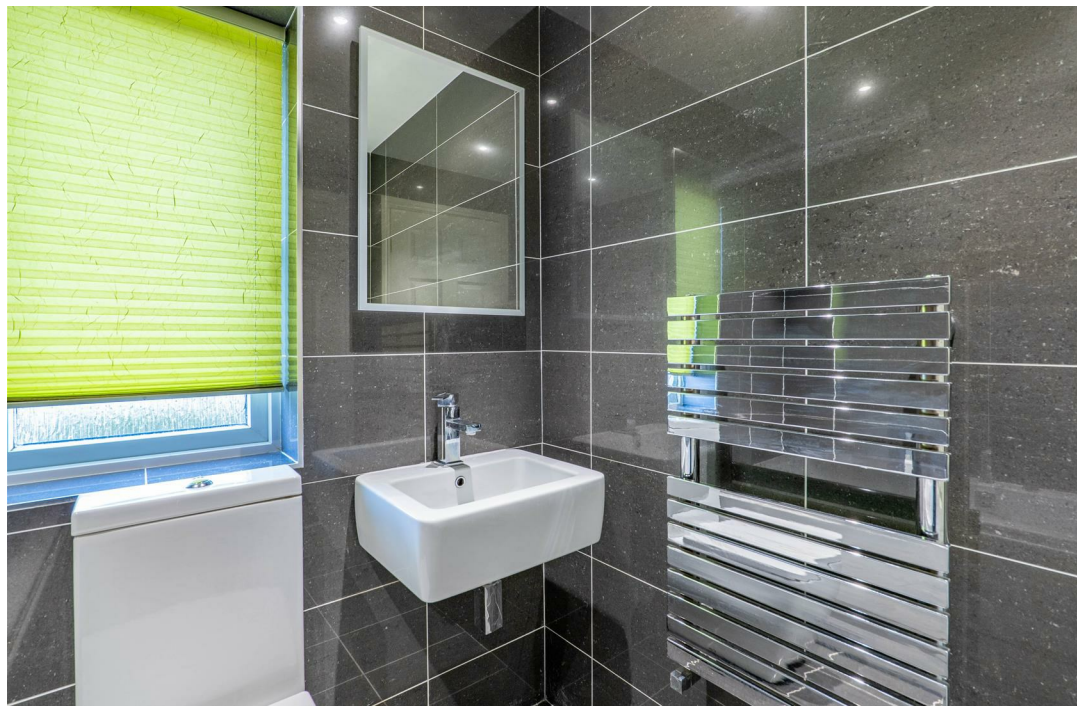




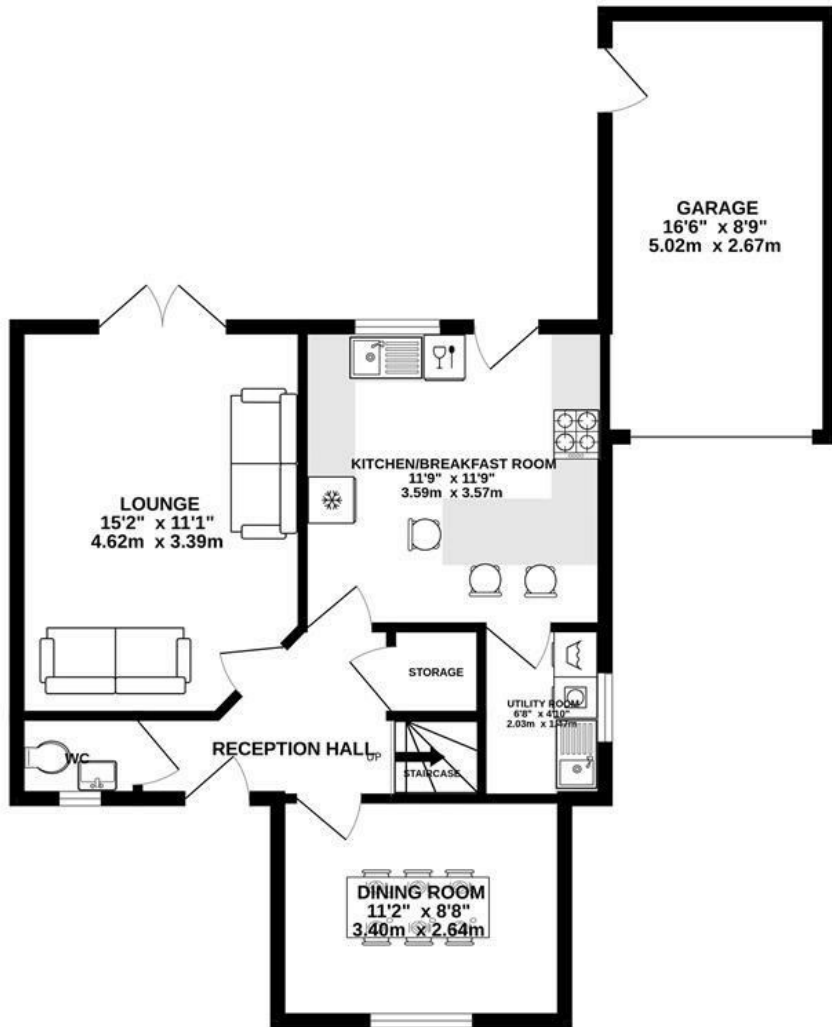




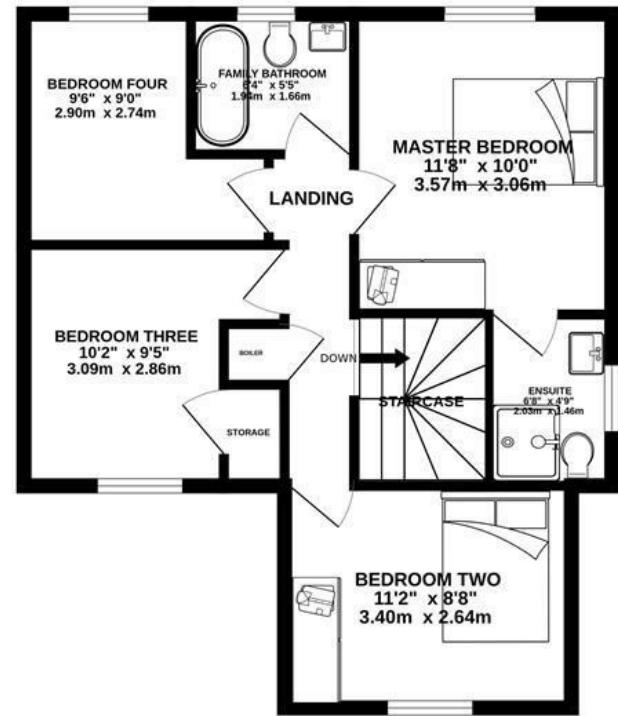




GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.

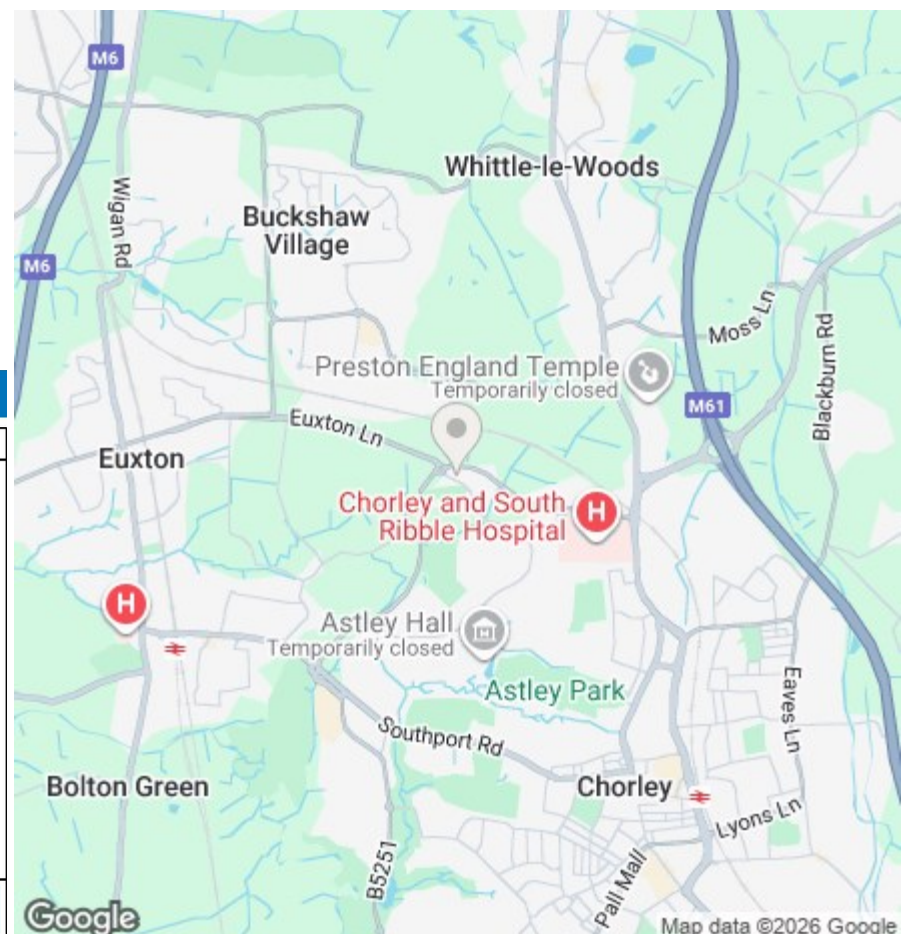


TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.

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>69</b>	<b>74</b>
<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	