



## Parkside Avenue, Chorley

**Offers Over £289,995**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached home, located in the heart of Chorley. This charming property retains many period features and offers a spacious layout, ideal for families. Situated within a sought-after residential area, the home is within walking distance of Chorley town centre and the popular Astley Park. The property is also well placed for commuting, with excellent access to major North West towns and cities via the M6 and M61 motorways. At the same time, it enjoys close proximity to the beautiful Lancashire countryside, along with a great selection of local schools, nurseries, and everyday amenities.

Stepping into the property through the bright entrance porch, you will find yourself in the welcoming hallway where a convenient WC is located, along with the staircase to the upper level. From here, you will enter the spacious lounge, featuring a traditional fireplace and a large bay window overlooking the front aspect. The lounge flows seamlessly into the extended dining room, which offers plenty of space for a large family dining table. Beautiful French doors open out to the rear garden, creating a perfect space for entertaining. Moving back through the hallway, you will enter the modern kitchen, which provides ample storage along with an integrated oven and hob. Just off the kitchen is a practical utility room offering additional storage and space for freestanding appliances, with a single door leading out to the garden.

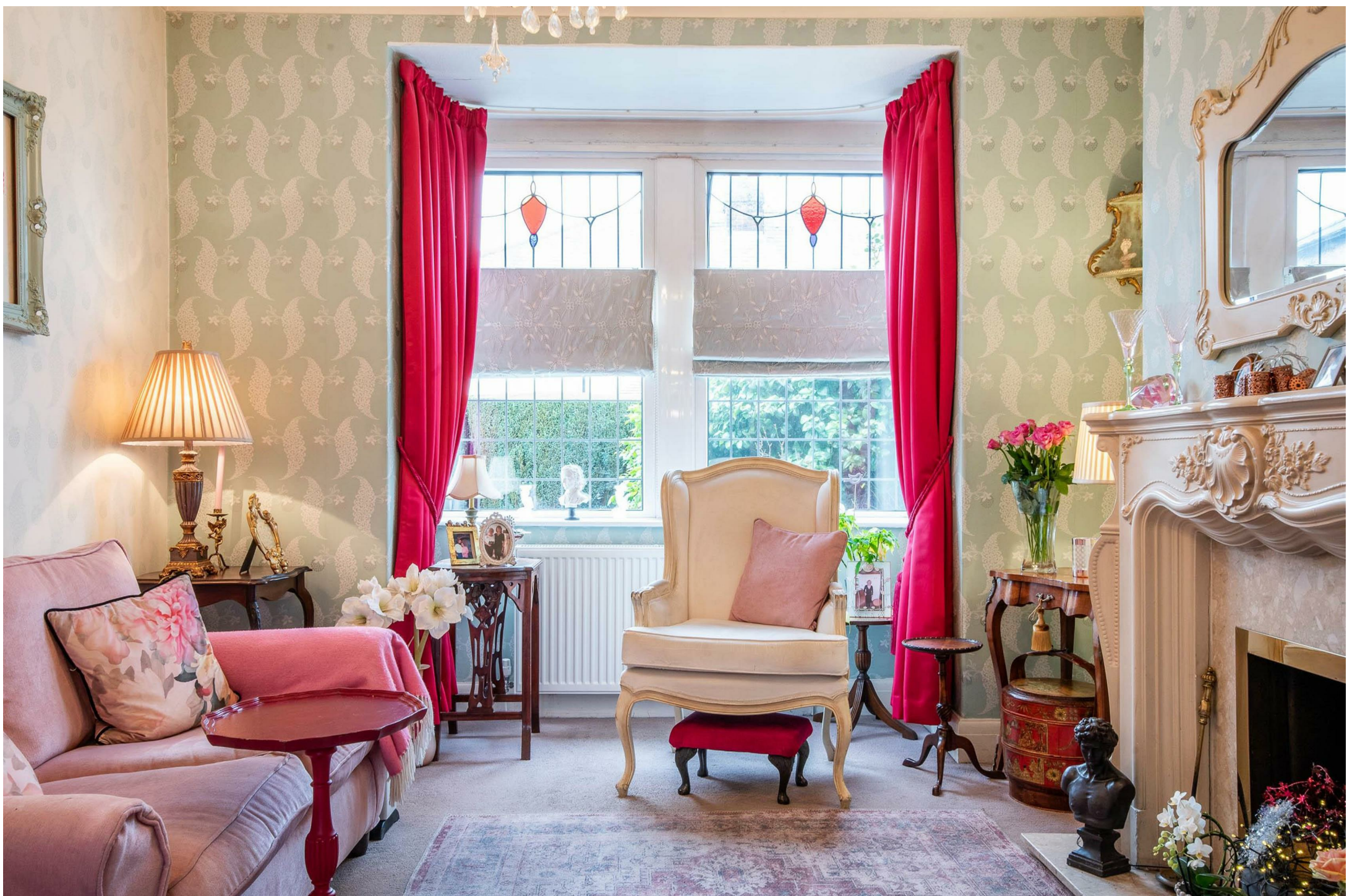
Moving upstairs, you will find three well-proportioned bedrooms, with the master and bedroom three benefiting from integrated storage. A spacious four-piece family bathroom, featuring a separate bath and walk-in shower, completes this level.

Externally, to the front is an extensive driveway providing off-road parking for multiple vehicles and leading to a single detached garage. To the rear is a private and secluded garden with a laid lawn and flagged patio area, offering an ideal space for relaxing or entertaining, along with room for planting and a useful storage shed. The home also benefits from newly upgraded front and rear doors, as well as newly installed garage doors for added convenience.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

















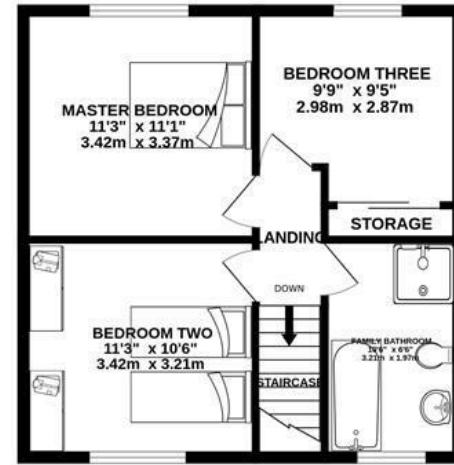
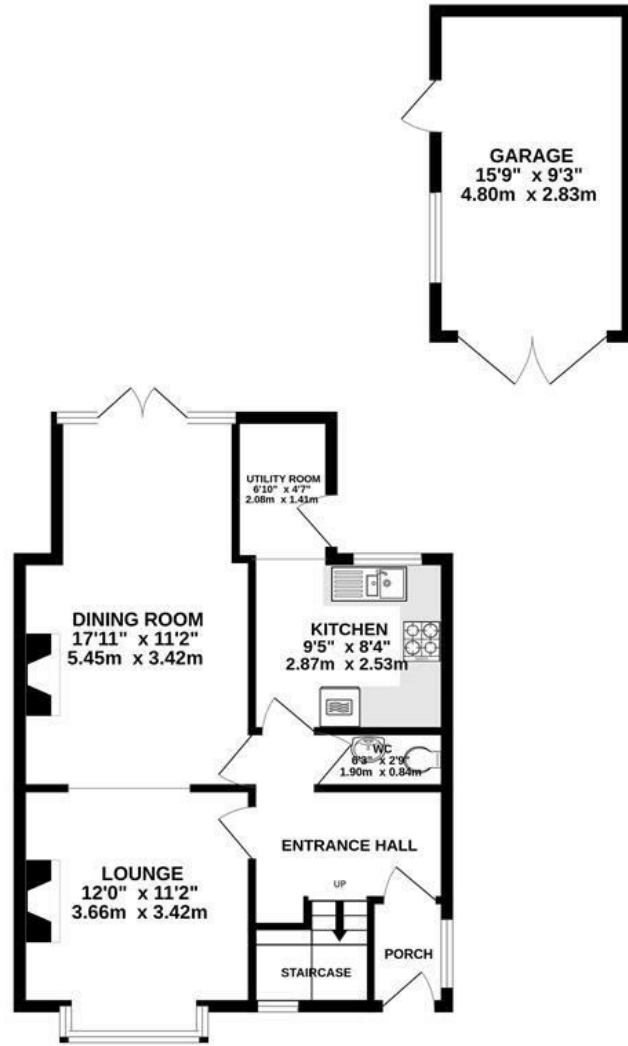




# BEN ROSE

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

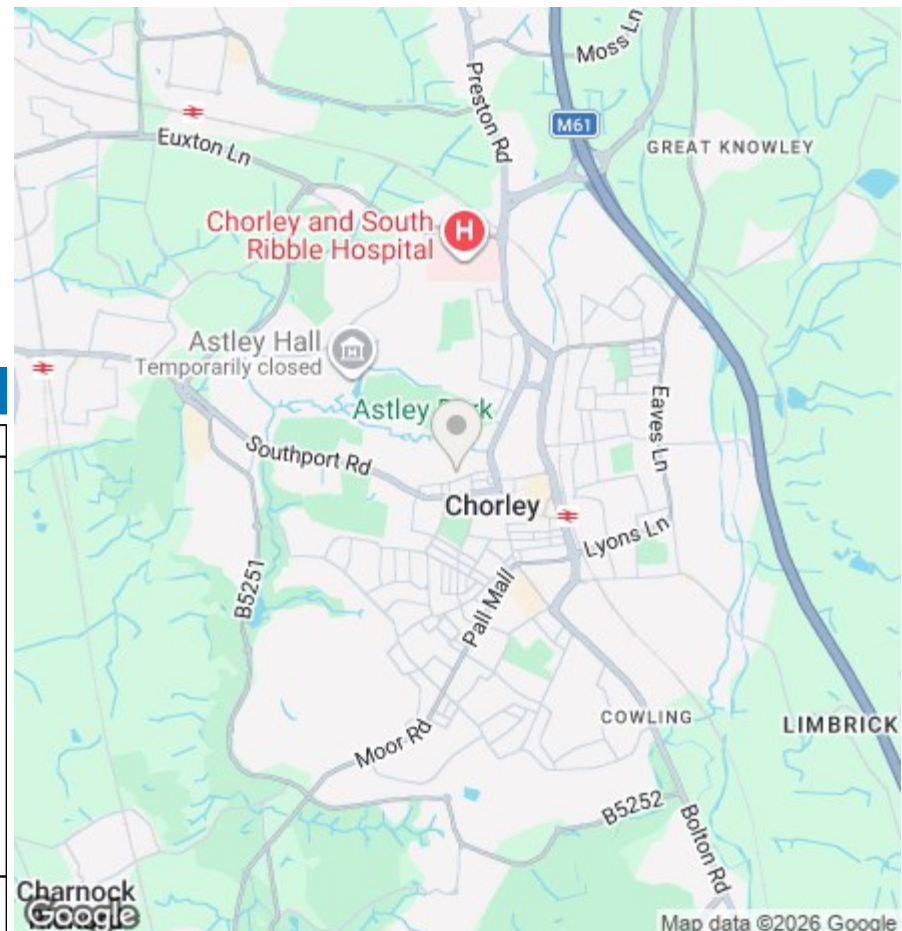


TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

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	