



## Evergreen Close, Chorley

**Offers Over £324,995**

Ben Rose Estate Agents are pleased to present to market this well-presented four-bedroom detached family home, situated on a quiet cul-de-sac in Chorley. This spacious property offers an ideal layout for modern family living, with generous room sizes and versatile spaces throughout. The home is conveniently located close to Chorley town centre, providing easy access to a wide range of local shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent travel links are nearby, including rail services to Preston and Manchester, as well as superb bus routes to surrounding areas such as Blackburn and Wigan. The property also benefits from easy access to the M6 motorway and M61 motorway, making it ideal for commuters.

Upon entering the home, you are welcomed into a bright entrance hall with access to a convenient WC. To the front sits a spacious lounge, perfect for relaxing, which flows seamlessly into the dining room via double doors. The dining room itself is a fantastic entertaining space, featuring French doors that open into a large conservatory, flooding the area with natural light. The bright and airy conservatory offers spacious and versatile additional living space, featuring durable leaded glass windows, all of which can be opened for enhanced ventilation.

The kitchen/breakfast room is well appointed, featuring fitted units that offer ample storage, complemented by luxurious marble worktops and a matching splashback. The space is equipped with integrated appliances, including an oven, induction hob, dishwasher, and fridge, along with a central breakfast bar providing a perfect spot for casual dining. The kitchen is further enhanced by a hot water tap, offering instant boiling water alongside filtered hot and cold options, bringing both practicality and a touch of modern convenience. Double patio doors open directly onto the garden, creating a seamless indoor-outdoor flow. A useful utility room is positioned just off the kitchen, offering additional storage, a built-in freezer, and further space for freestanding appliances.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The generous master bedroom benefits from its own ensuite shower room, while bedrooms two and three are comfortable doubles. Bedroom four offers flexibility as a single room or home office. A modern four-piece family bathroom completes the floor, featuring a walk-in shower.

Externally, the property boasts a low maintenance gravelled front garden alongside a private driveway, providing off-road parking for up to two vehicles. To the rear, you will find a beautifully landscaped garden featuring Indian stone paving, complemented by a natural stone brick wall and cobbled stone edging, creating an ideal setting for relaxing or entertaining. The garden also includes a well-maintained lawn, a variety of established fruit trees, and mature borders, all enclosed by high fencing to ensure a good degree of privacy.

This fantastic home offers both comfort and convenience, making it an excellent choice for families seeking a peaceful yet well-connected location.

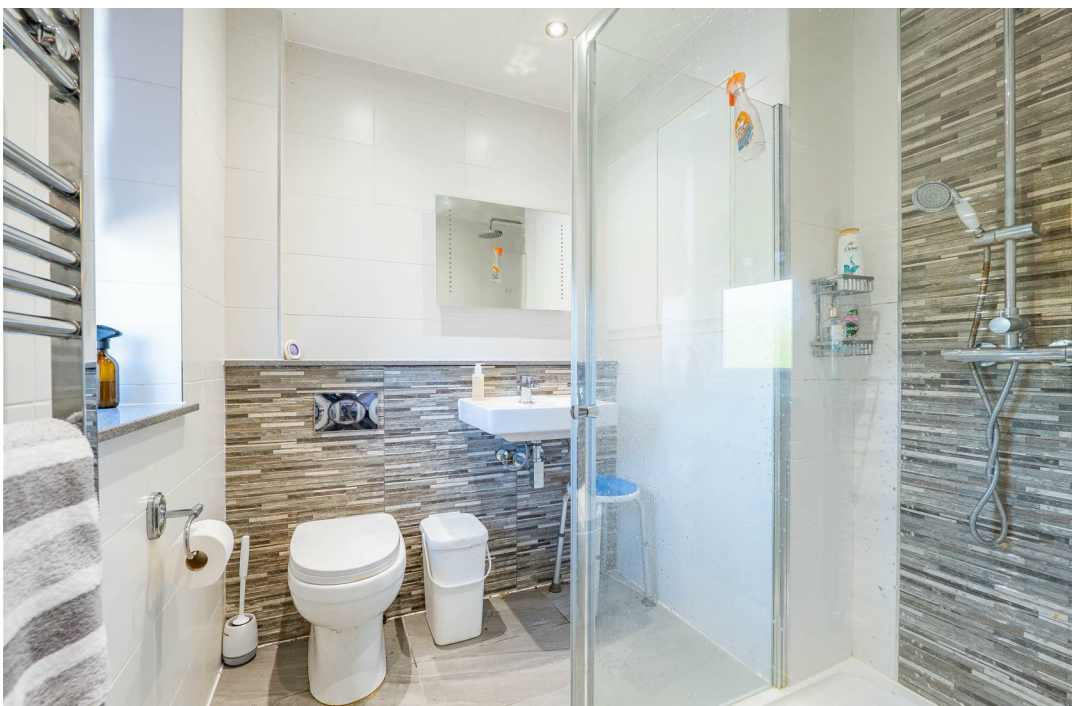












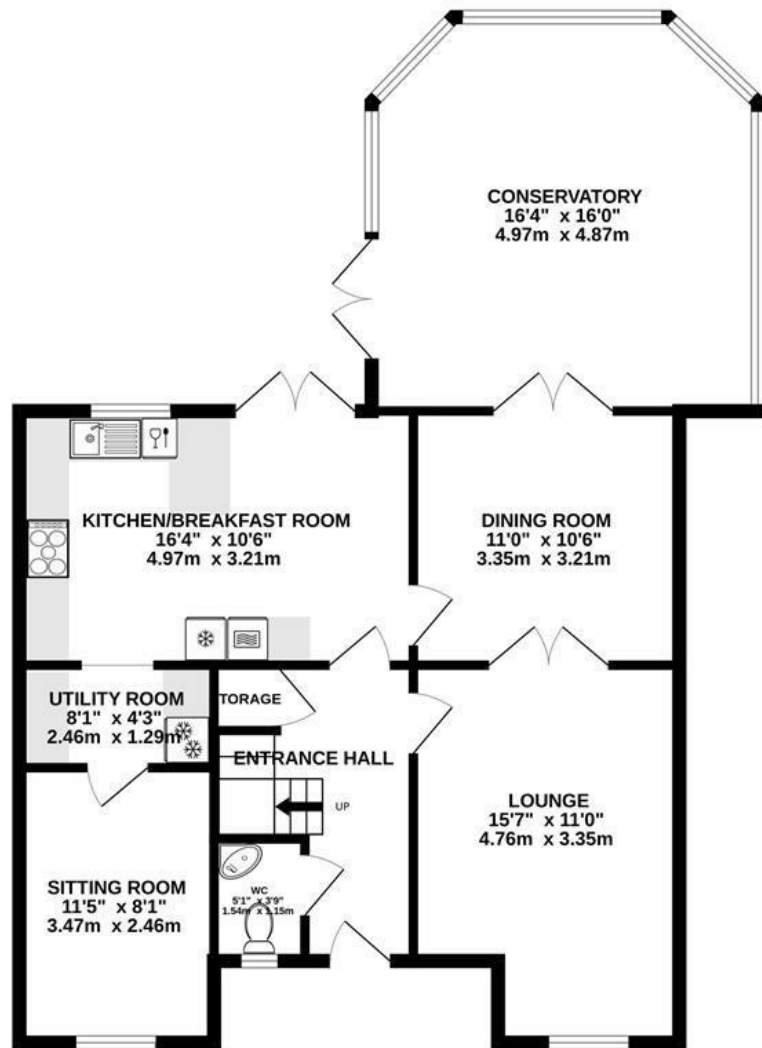




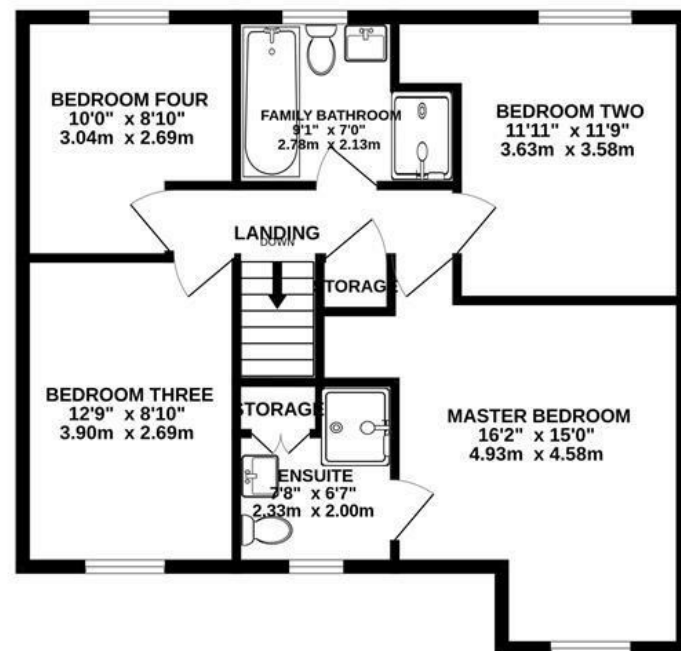




GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

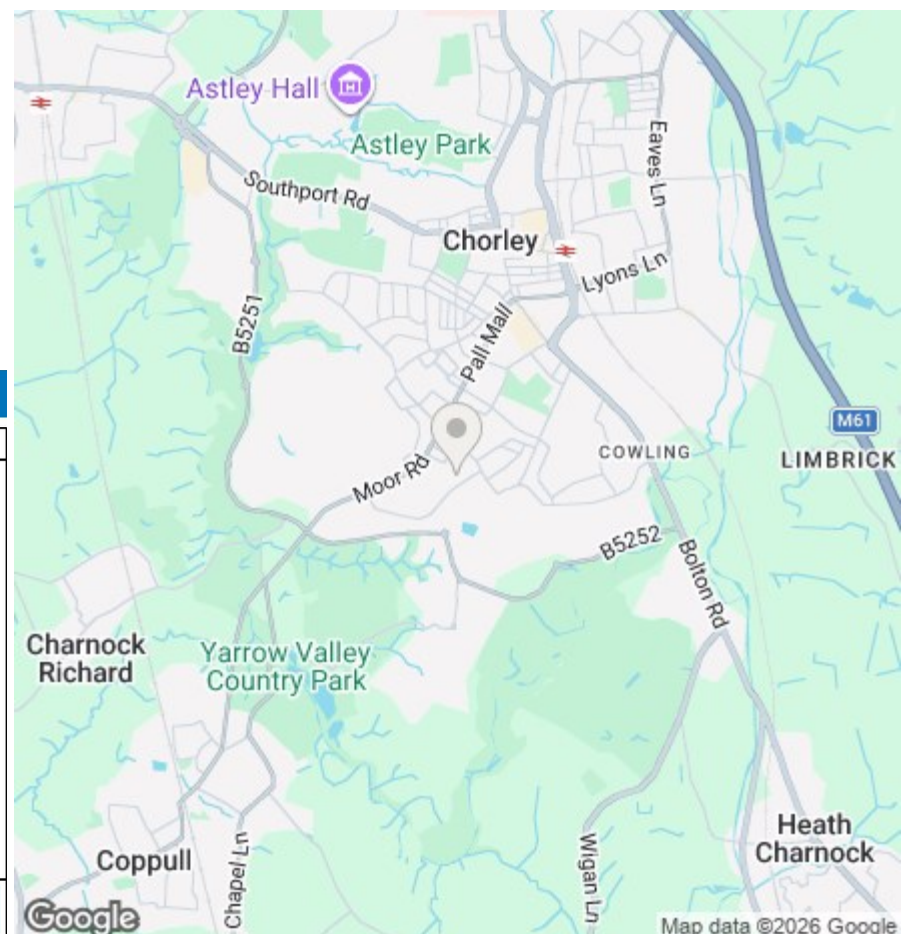


TOTAL FLOOR AREA: 1569 sq.ft. (145.8 sq.m.) approx.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

### 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	