



**Kirkstall Road, Chorley**

**Offers Over £329,995**

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious three-bedroom detached bungalow, situated in a highly sought-after residential area of Chorley. Positioned on an excellent-sized plot with stunning views towards and over Winter Hill, this property offers both space and convenience. It is ideally located just a few minutes' drive from Chorley town centre, with superb local schools, supermarkets, and amenities all within easy reach. The home also benefits from excellent travel links, with the nearby M6 and M61 motorways providing seamless connectivity.

Stepping into the property through the entrance porch, you will find yourself in the main hallway. Towards the front of the home, there are three well-proportioned double bedrooms, with the master bedroom benefiting from an en-suite three-piece bathroom. Off the hallway, you will also find a separate three-piece shower room.

Moving towards the rear, you enter the spacious lounge, a fantastic living area featuring a charming fireplace and providing access to the rest of the home. The lounge seamlessly flows into the raised dining area, which benefits from dual-aspect windows and offers ample space for a large family dining table. On the opposite side of the lounge, you'll find the generously sized kitchen, which provides ample storage and worktop space, along with integrated appliances including a fridge freezer, oven, and hob. Completing the internal layout is the bright and airy conservatory at the rear, accessed through double patio doors from the lounge. This versatile space allows you to enjoy the garden, which can also be accessed via another set of double patio doors.

Externally, the front of the property boasts a beautifully maintained garden that truly comes to life in spring. A private driveway provides off-road parking for multiple vehicles and leads to a single detached garage, which is equipped with power and lighting. The garage can be accessed via an up-and-over door at the front or a single side door. At the rear, the property features a lovely tiered, south-facing garden. The upper tier consists of a large paved patio, complete with a greenhouse and a delightful pond. The lower tier is perfect for growing, with raised vegetable beds, a well-established Discovery apple tree, and a convenient storage shed.

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





















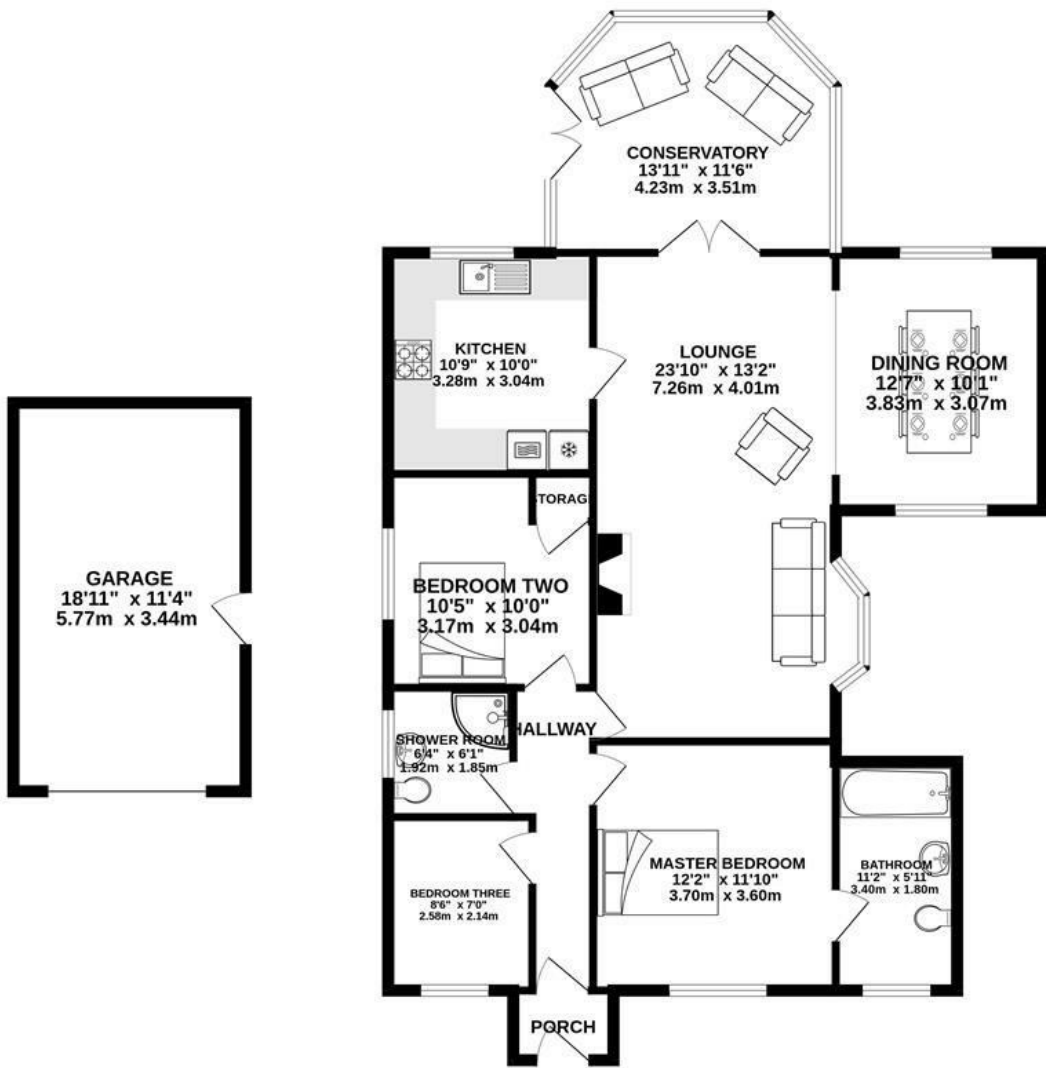






# BEN ROSE

GROUND FLOOR  
1354 sq.ft. (125.8 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England & Wales	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) 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	

