



## Peel Tower Close, Chorley

**Offers Over £449,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, five-bedroom detached home spread over three floors, located in a highly sought-after area of Chorley. Situated on a quiet gated residential development, this home has been finished to an exceptional standard and would make an ideal family residence. With high-quality finishes throughout, the property is ready to move into with minimal effort. Chorley itself offers a wealth of amenities, including excellent schools, supermarkets, leisure centres, and beautiful countryside walks. The property also benefits from fantastic travel links, being just a short drive from the M6 and M61 motorways, offering easy access to Preston, Manchester, and beyond. Chorley train station is also nearby, providing direct routes to key northern cities, while regular bus services connect you to surrounding areas. Popular attractions such as vast amounts of woodland walks are just a stone's throw away as well as Duxbury and Chorley Golf Club being within easy reach.

As you enter the home, you're welcomed into a bright and stylish reception hall, complete with a convenient downstairs WC tucked just off to the side. To the front of the home is a spacious lounge filled with natural light, thanks to its dual-aspect windows and double patio doors creating a bright and inviting space for family gatherings. Flowing through to the rear of the home is a gorgeous, open-plan kitchen and breakfast room. This space is well equipped with ample built-in amenities such as a large hidden fridge freezer, dishwasher, oven and hob. More double patio doors open up onto the deck and create a seamless flow to the garden, ideal for entertaining in the summer months.

Moving to the first floor, you will find the open landing with sleek storage solutions as well as three of the five generous bedrooms, each tastefully decorated and offering plenty of natural light as well as their own storage options. The spacious master bedroom benefits from fitted wardrobes and a three-piece ensuite shower room offering privacy and versatility. Across the hall is bedroom two, with its own built-in storage solutions. Bedroom four is to the rear of this floor. Completing the first floor is the four-piece family bathroom, with high ceilings, modern fittings, bath and a separate shower.

Moving to the second floor you will find the two remaining bedrooms both being spacious doubles as well as both containing fitted wardrobes, maximising practicality. Completing this floor is a shower room catering to both bedrooms.

Externally, the property offers a well-maintained driveway with space for up to two vehicles, situated just in front of the plentiful two-car garage. To the rear, you'll find a cosy retreat that has been thoughtfully designed for both relaxation and entertainment. A decked seating area sits directly outside, ideal for dining outdoors, with steps leading to a lawned area perfect for enjoying sunny afternoons or hosting barbecues.

This exceptional home combines tasteful design with practical family spaces and is ideally located to enjoy all that Chorley and the wider Lancashire area have to offer.



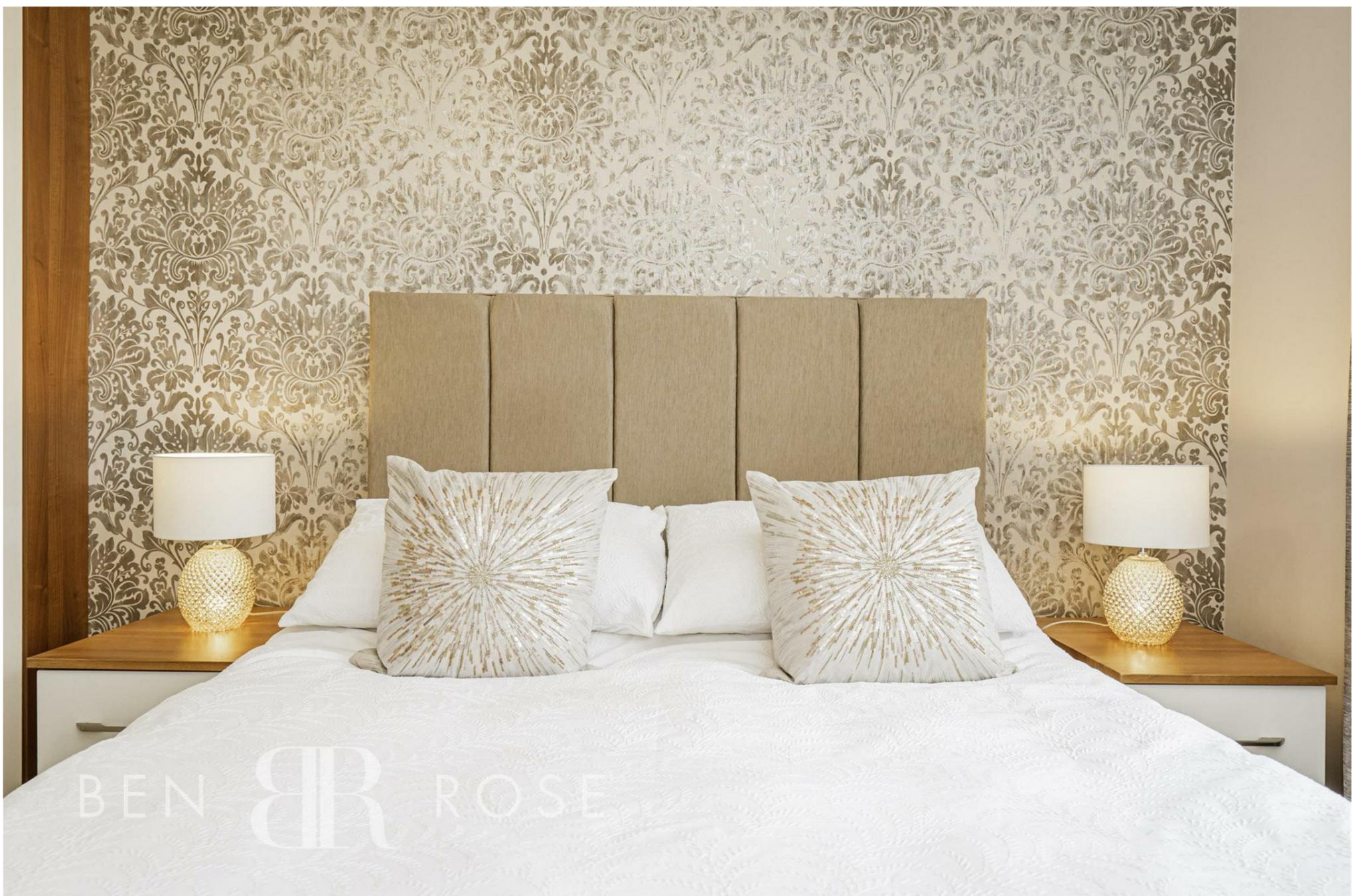
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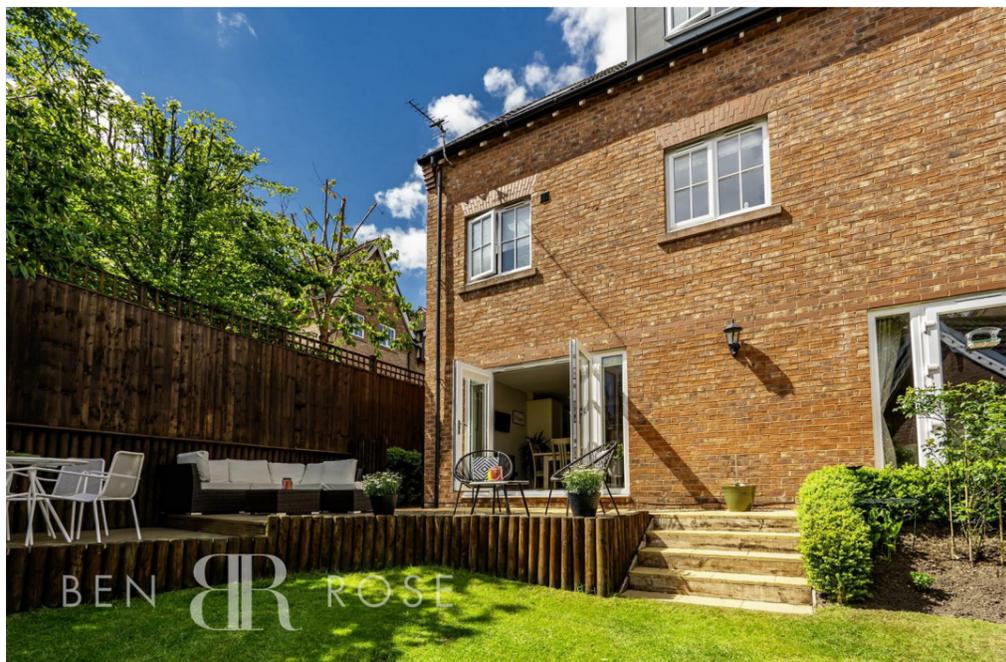


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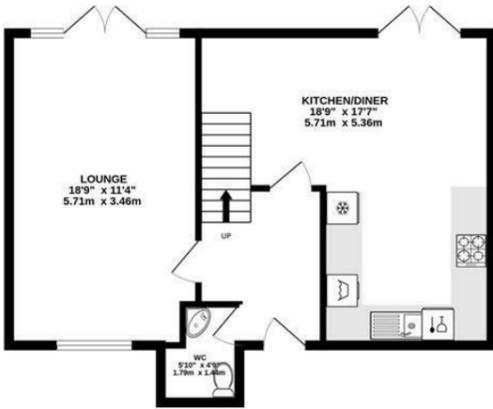


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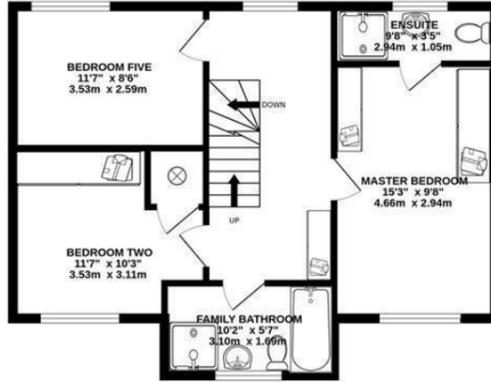




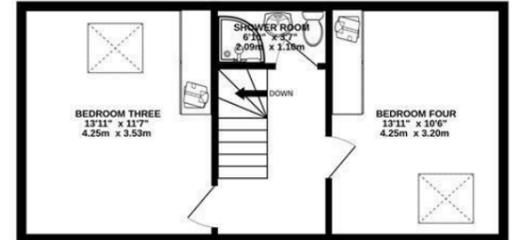
GROUND FLOOR  
892 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.

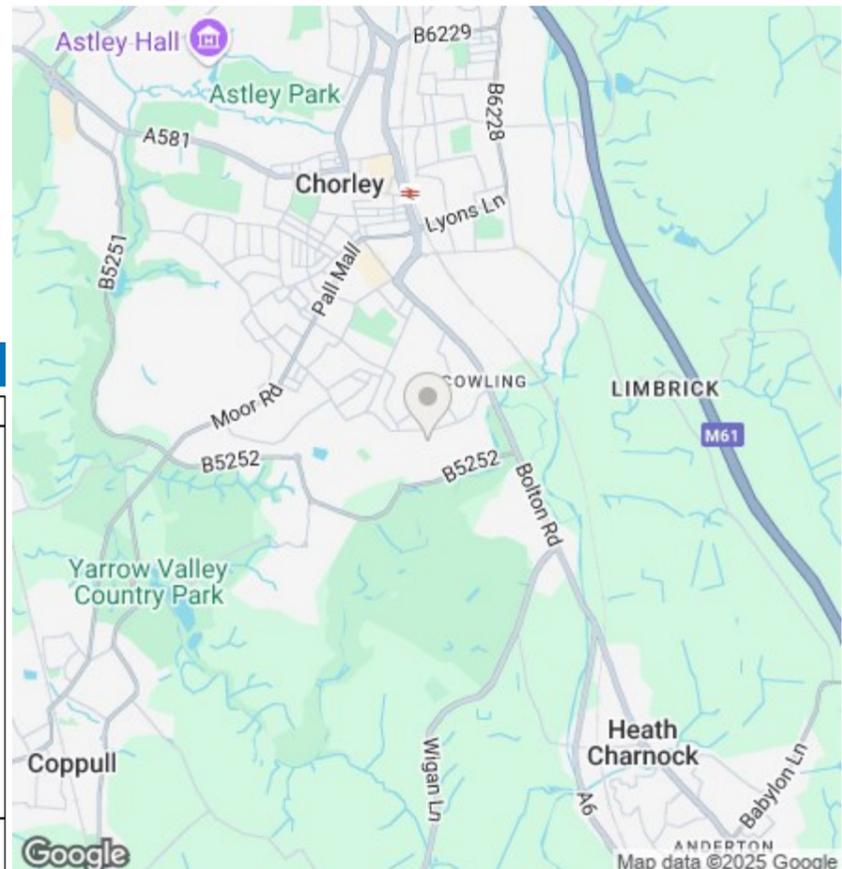


TOTAL FLOOR AREA : 1872 sq.ft. (173.9 sq.m.) approx.

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>	<b>81</b>	<b>88</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	