



## Rosklyn Road, Chorley

**Offers Over £174,995**

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom detached home, ideally situated on a generous plot in the heart of Chorley. Perfectly suited for a small family or a first-time buyer eager to take their first step onto the property ladder, the home enjoys a prime location within walking distance of Chorley town centre. Residents will benefit from easy access to an excellent range of local amenities, including highly regarded schools, supermarkets, and leisure facilities. For those needing to commute, the property offers superb connectivity to major Northwest towns and cities via the nearby M6 and M61 motorways, all while being surrounded by the picturesque Lancashire countryside.

Upon entering, you're welcomed into an entrance hallway that offers access to the staircase and the spacious lounge. The lounge itself is bright and inviting, featuring a large bay window that fills the room with natural light, and a central fireplace that adds a touch of warmth and character. From here, you're led into the open-plan dining room and kitchen—a generous space designed for both comfort and functionality. The dual-aspect windows in this area enhance the sense of space and light, with ample room for a large family dining table, making it perfect for entertaining. The kitchen is well-equipped with a range of wall and base units, an integrated oven and hob, and space for freestanding appliances. A door from the kitchen leads directly out to the rear garden. Off the dining area is the family bathroom, which is a good size and fitted with a four-piece suite, including a corner shower and separate bathtub, completing the ground floor layout.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is particularly spacious and provides a comfortable retreat, while the third bedroom presents an ideal space for a home office or study, catering to the needs of modern living.

Externally, the home boasts a large, south-facing rear garden with a combination of lawn and paved areas, bordered by mature shrubs and trees that provide a sense of privacy and tranquility. There is also access along the side of the property. To the front, a gated entrance opens onto a generous lawned area, which offers excellent potential to be converted into an off-road parking space, subject to the necessary permissions.







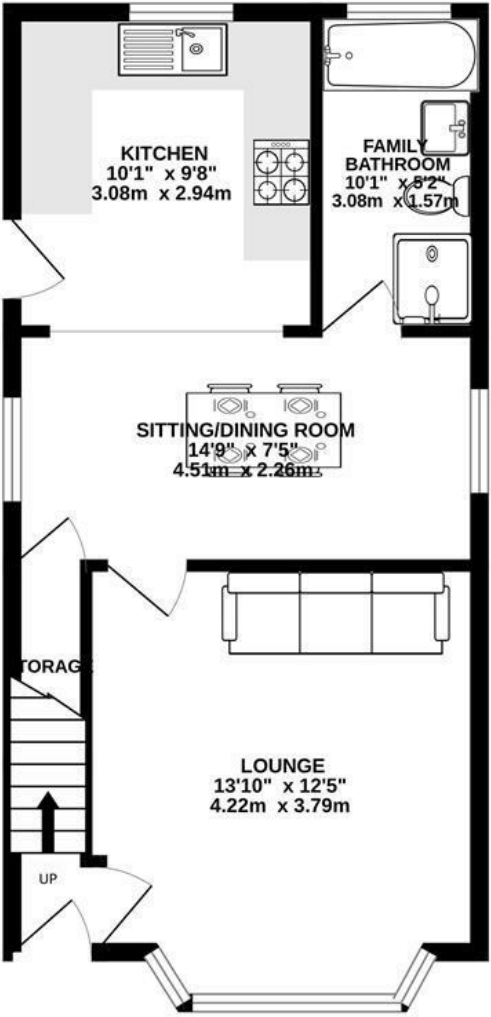




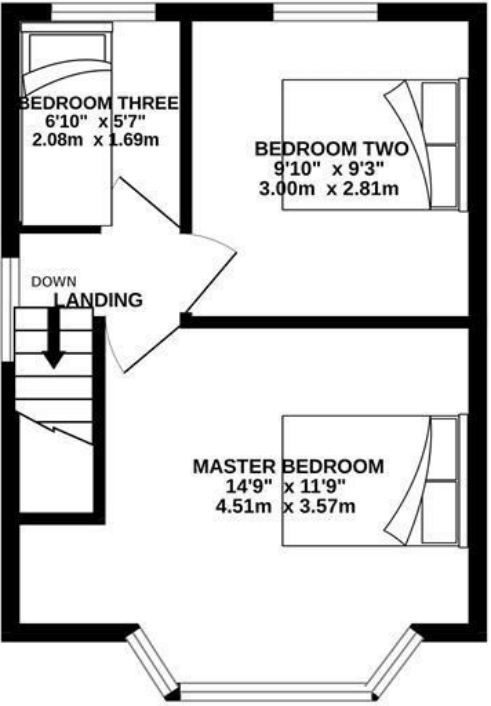


# BEN ROSE

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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 |                         |           |
| 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 |           |

