



**Folly Wood Drive, Chorley**

**Offers Over £229,995**

Ben Rose Estate Agents are delighted to bring to market this four-bedroom, three-storey home on the ever-popular Gillibrands Estate—a fantastic choice for a growing family thanks to its generous, adaptable living space. Commuters will appreciate swift links to the North West's major towns and cities via the nearby M6 and M61, yet the house still enjoys the scenic charm of the Lancashire countryside, together with well-regarded schools, supermarkets and everyday amenities close at hand.

A broad entrance hall greets you on arrival and branches off to most of the ground-floor rooms. At the front sits a bright, roomy lounge, while to the rear a large dining room—easily big enough for a family-sized table—opens through patio doors to the garden and connects directly to the kitchen. The kitchen itself is a good size, fitted with plentiful wall and base cabinetry, space for freestanding appliances and a second door back to the hall, where you'll also find a convenient WC and useful understairs storage.

Up on the first floor are three bedrooms, two of which are spacious doubles; bedroom two comes with fitted wardrobes, and all are served by a three-piece family bathroom with a bath. The entire top floor is devoted to an impressive master suite that boasts fitted wardrobes, dual-aspect windows and a large three-piece en-suite shower room.

Outside, the rear garden is a generous, low-maintenance, flagged space with gated access to a detached garage and an off-road parking bay, all set on a quiet residential street.

























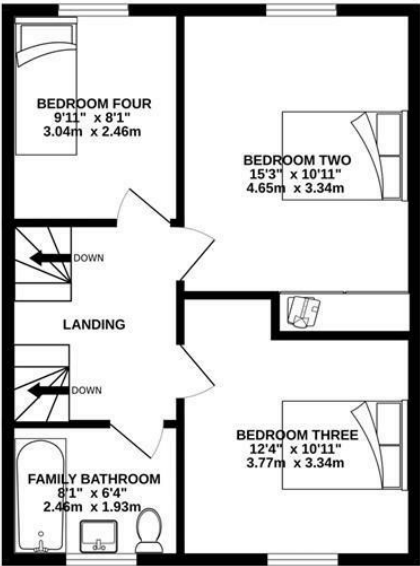
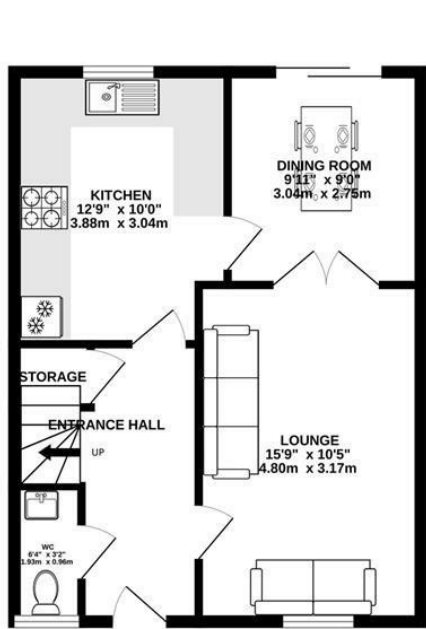


# BEN ROSE

GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.

2ND FLOOR  
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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.  
Made with Metropix ©2025



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	77	88
(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		

