



## Hurn Grove, Chorley

**£1,095 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this well-presented three-bedroom bungalow, ideally situated in a popular and sought-after area of Chorley. This delightful home offers spacious, single-level living, perfect for couples or families seeking a peaceful setting without compromising on access to local conveniences. Nestled on a quiet cul-de-sac just a short distance from Chorley town centre, residents will find a wealth of amenities close by, including supermarkets, schools, eateries, and parks. Excellent travel links are available, with Chorley train station only a few minutes' drive away, offering direct routes to Preston, Manchester, and beyond. The M61 and M6 motorways are easily accessible, making this an ideal location for commuters. In addition, Yarrow Valley Country Park and Astley Park provide wonderful outdoor spaces for weekend leisure and family walks.

As you enter the home, you're welcomed by a bright and inviting entrance hall that gives access to the majority of the rooms. To the front of the property lies a generously sized lounge, bathed in natural light from the large window and centred around a charming feature fireplace, creating a cosy focal point. Moving through, the dedicated dining room benefits from a skylight overhead, allowing daylight to flood the space and enhancing the open feel of the room. This leads seamlessly into the rear kitchen, offering a practical layout and pleasant garden views. Moving back into the hallway, it guides you to the home's three bedrooms. Bedroom three includes fitted wardrobes, ideal for storage. Completing the interior is a three-piece family bathroom with an over-the-bath shower, providing convenience for everyday living.

Externally, the property has a sizeable driveway to the front, offering off-road parking for multiple vehicles and extending towards a detached garage situated at the rear, ideal for storage or additional parking. To the rear, a multi-tiered garden offers low-maintenance outdoor living, laid with paving throughout and enclosed for added privacy – perfect for relaxing, entertaining or enjoying time with family.

In summary, this superb bungalow offers comfortable, flexible living in a prime Chorley location with excellent access to local amenities and transport links, making it a fantastic rental opportunity not to be missed.





















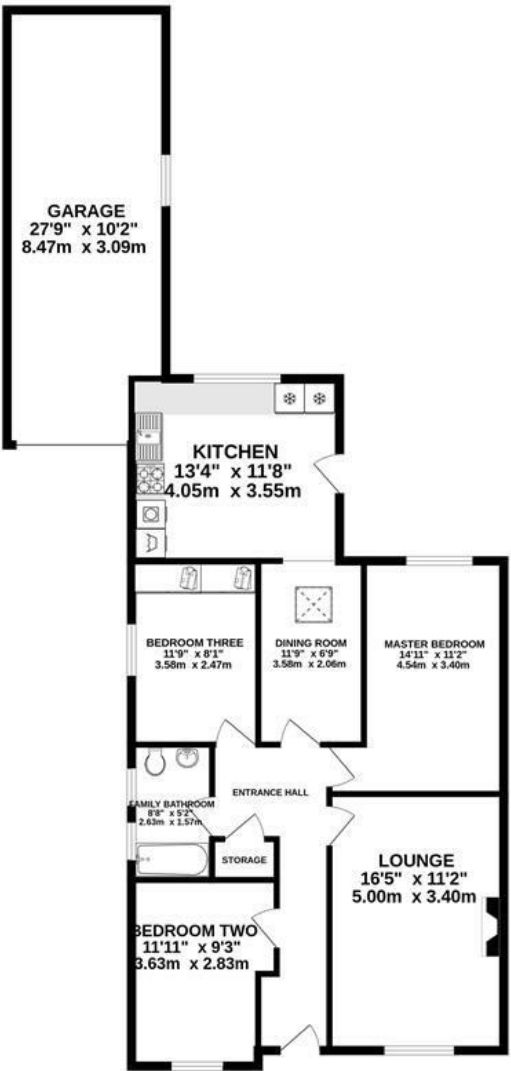






# BEN ROSE

GROUND FLOOR  
1176 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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	

