



## Hale Grove, Chorley

**Offers Over £299,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom detached property, located in a sought-after residential area of Chorley. This modern family home has been finished to a high standard throughout and offers spacious, versatile living – perfect for growing families. Nestled in a quiet yet well-connected neighbourhood, the home is ideally situated within easy reach of Chorley town centre, offering a wealth of local shops, supermarkets, cafes, and well-regarded schools. Excellent travel links are also on offer, with Chorley and Buckshaw Parkway train stations just a short drive away, as well as superb access to the M6, M61 and M65 motorways – ideal for commuters. Nearby attractions include Astley Park, the Yarrow Valley Country Park, and a selection of leisure centres, providing plenty of outdoor and recreational options.

As you step into the property, you're welcomed into a bright and airy entrance hall that gives access to most ground floor rooms. To the front, you'll find a highly versatile family room that could serve as a separate dining room, home office, or playroom depending on your needs. Moving through to the rear of the home is the spacious lounge – a warm and inviting space with large double doors that open directly onto the garden, allowing for plenty of natural light and offering a seamless flow between indoor and outdoor living. Adjacent to the lounge is the contemporary fitted kitchen, complete with integrated appliances including an oven, dishwasher, and fridge/freezer – perfectly suited for modern family life.

Heading upstairs, the first floor hosts three generously sized bedrooms, each well-presented and filled with natural light. The master bedroom benefits from fitted wardrobes for ample storage, as well as a stylish three-piece en-suite shower room. The remaining two bedrooms are ideal for children, guests, or even a home office setup. Completing the upper floor is a sleek and modern family bathroom, fitted with a three-piece suite including an over-the-bath shower – ideal for busy mornings and relaxing evenings alike.

Externally, the property boasts a private driveway to the front with space for up to two cars, which leads up to a single integrated garage for additional parking or storage. The front garden is neatly maintained and adds to the home's kerb appeal. To the rear, you'll find a generously sized and well-kept garden – a fantastic space for family gatherings or children to play. A paved patio seating area sits closest to the house, ideal for outdoor dining, followed by a central lawn and a further secluded seating area at the far end, perfect for unwinding on sunny afternoons. This is a superb opportunity to acquire a ready-to-move-into family home in a desirable Chorley location.





































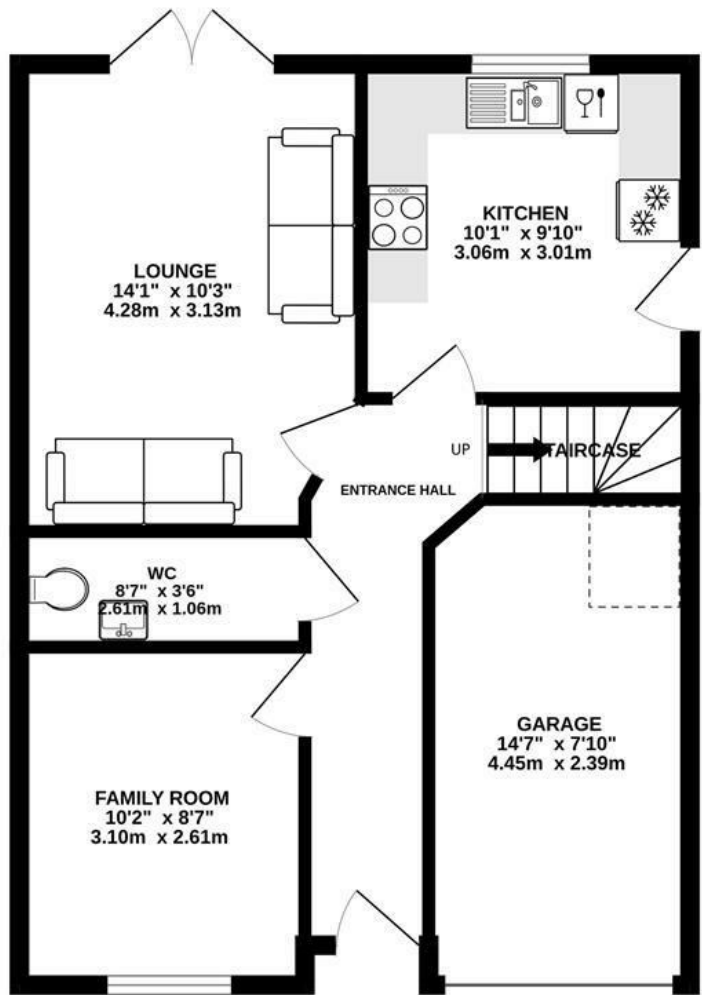




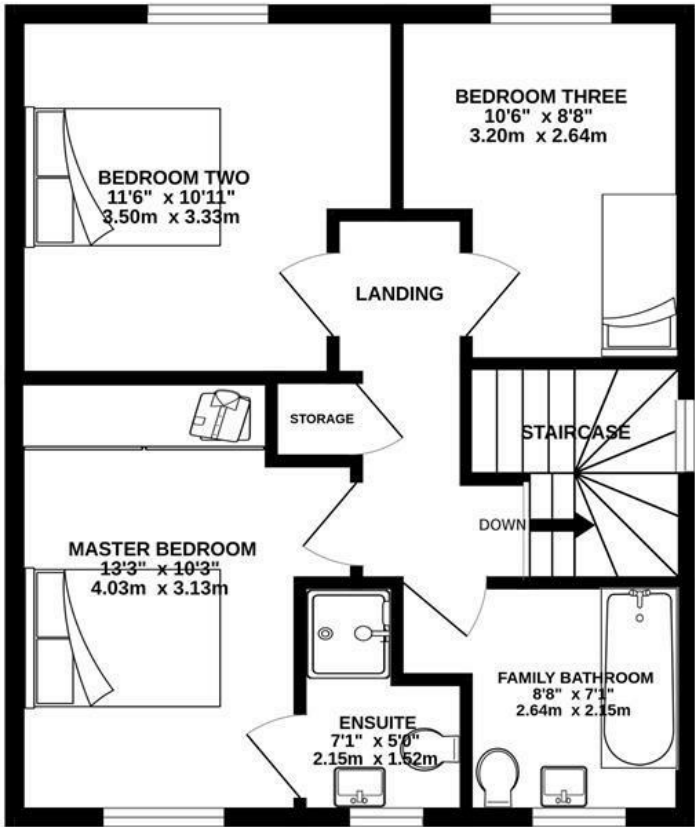


# BEN ROSE

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1039 sq.ft. (96.6 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.  
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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	84	95
(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

