



Burgh Meadows, Chorley

Offers Over £319,995

Ben Rose Estate Agents are pleased to present to market this well presented four-bedroom detached family home located in a peaceful estate on the outskirts of Chorley, Lancashire. This charming property offers an ideal family living environment with modern features and a fantastic location. Situated a short drive to Chorley town centre, the home benefits from a wealth of local amenities, including shops, schools, and leisure facilities. Excellent travel links include nearby train stations, convenient bus routes, and access to major motorways such as the M61 and M6, making it perfect for commuters. Early viewing is highly recommended to avoid disappointment.

Entering the house you are greeted by an entrance hall housing a practical WC. To the front of the house is the spacious kitchen that offers ample worktop space as well as a collection of inbuilt appliances such as a hob, oven, and sinks, with room for a large fridge freezer. Off from the kitchen is a handy utility room, with its own worktop, this space is ideal for more appliances such as a washing machine and dryer. There is also access to the garage from here. Moving to the back of the house is the cosy lounge with a large feature fireplace and ample room for large sofas. A set of sliding doors leads to the bright and spacious rear facing family room. With skylights and double patio doors, this space is flooded with natural light and opens up seamlessly to the rear garden, ideal for entertaining. The room also hosts a stunning multifuel burner for cosy evenings.

Moving to the first floor you will find four well appointed bedrooms with the master and bedroom two both being doubles. There is storage on the landing as well as access to the modern three piece family bathroom.

Externally the house offers a well maintained rear garden finished to a high standard. With a mix of grass, paving and decking, this space is ideal for outdoor entertainment and relaxing. The house also comes with a freestanding bar, perfect for summer parties. To the front is a large double driveway as well a single garage offering ample off the road parking. Overall this house would be an ideal choice for a large or growing family looking to live in a modern practical home.















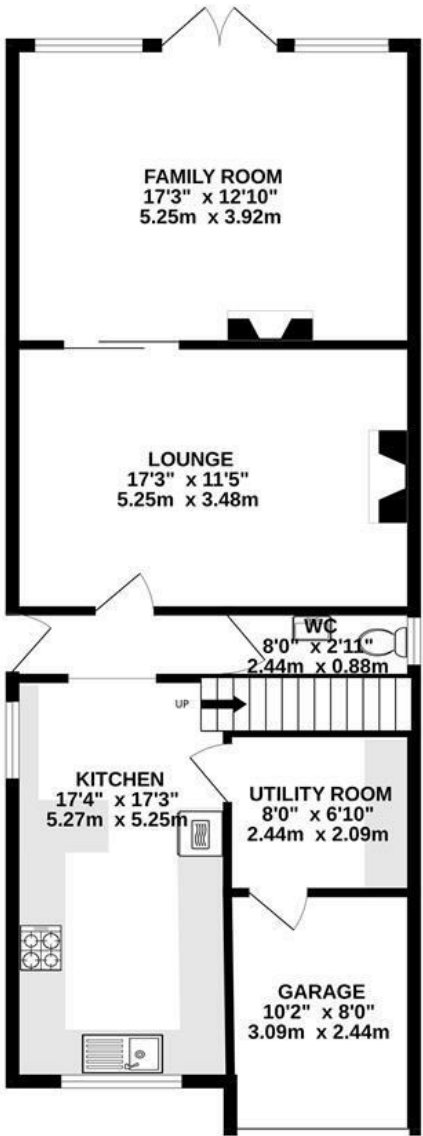




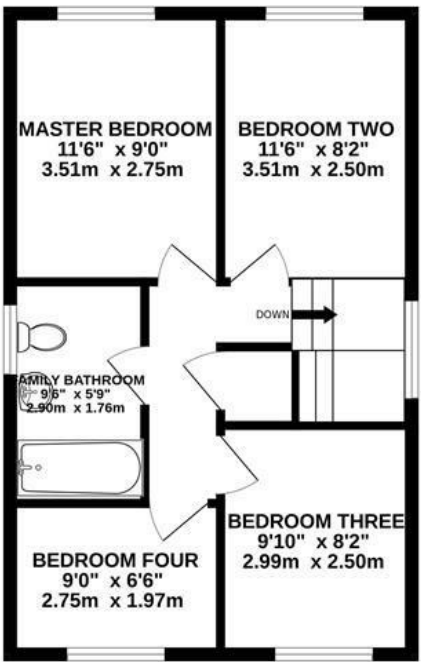


BEN ROSE

GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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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		
	69	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	