



## Isleworth Drive, Chorley

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, perfectly suited to growing families and set within a desirable residential area of Chorley, Lancashire. Ideally positioned, the property benefits from excellent transport links with Chorley railway station just a short drive away, providing direct routes to Manchester and Preston. The nearby M61 and M6 motorways ensure easy access across the North West.

Stepping inside, you are welcomed into a bright and inviting entrance hallway with convenient under-stair storage, ideal for coats and shoes. To the front lies a spacious dining room boasting a large bay window that floods the room with natural light, with ample room for a full dining suite. Moving through, the separate living room creates a warm and relaxing space for family evenings. The well-appointed kitchen is fitted with modern cabinetry and features patio doors that open directly onto the garden, seamlessly blending indoor and outdoor living.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom provides a peaceful retreat with plenty of space for furnishings, while the second double bedroom and a generous single bedroom are perfect for children, guests, or a home office. A contemporary family bathroom completes this level, featuring a stylish three-piece suite with a shower-over-bath.

Externally, the home enjoys a private driveway, as well as a garage for additional storage or potential workshop use. The front garden adds a touch of greenery and kerb appeal, while the rear of the property reveals a secluded garden with a blend of patio and lawn space—ideal for summer barbecues, children's play, or simple relaxation. Altogether, this delightful property combines practical living with a superb location, making it a wonderful family home ready to move into and enjoy.





















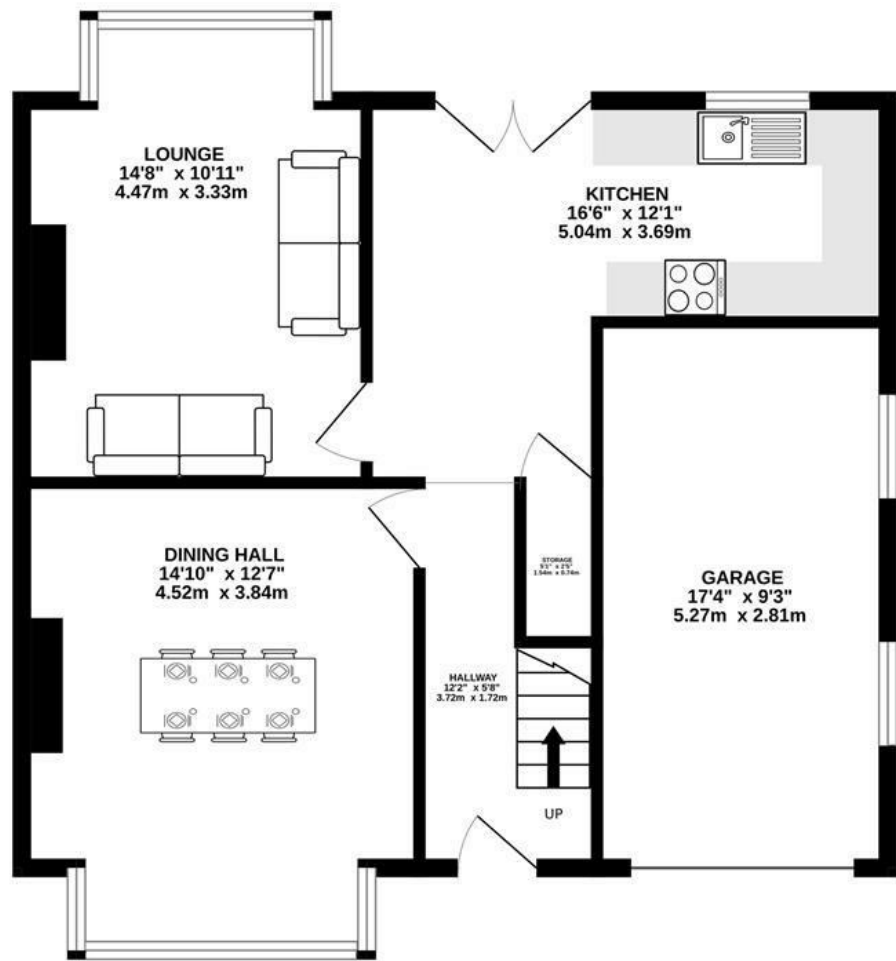




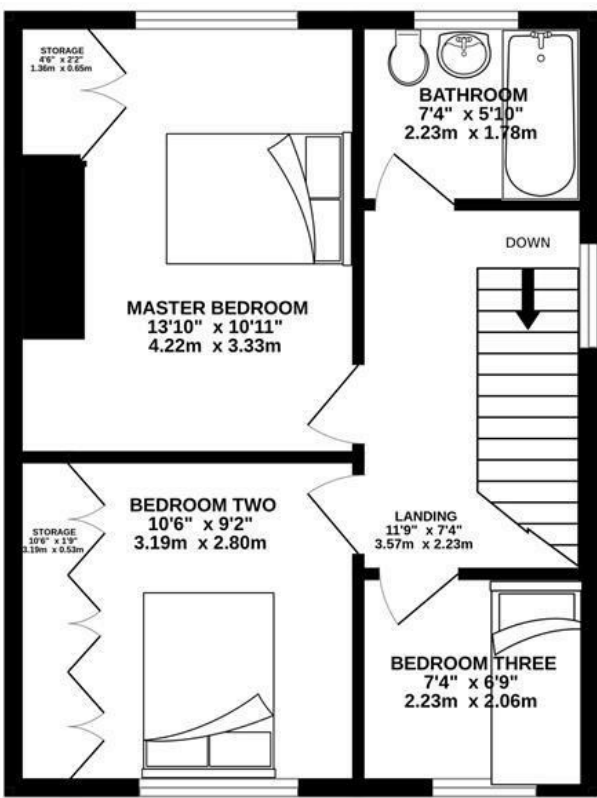


# BEN ROSE

GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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		
	63	75
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	

