



## Quarry Road, Chorley

**Offers Over £214,995**

Ben Rose Estate Agents are pleased to present to market this attractive three-bedroom semi-detached home, thoughtfully designed to suit modern family living and offering a fantastic balance of style, comfort and practicality. Well presented throughout, the property boasts spacious interiors and versatile living spaces, making it ideal for growing families looking for a home ready to move straight into. Situated within a popular residential area of Chorley, the home benefits from close proximity to a range of local amenities including supermarkets, schools, parks and leisure facilities, while Chorley town centre provides an excellent selection of shops, cafés and restaurants. The location is especially convenient for commuters, with nearby bus routes, train stations offering links to Manchester, Preston and beyond, as well as easy access to the M61 and M6 motorways connecting to surrounding towns and cities.

Entering the property, you are welcomed into a hallway that immediately gives a sense of space and flow. From here, you'll find the well-equipped kitchen, featuring multiple integrated appliances and ample worktop space to cater for busy family life. A handy ground floor WC adds extra convenience, particularly for guests. The spacious lounge sits to the rear of the home and creates a warm and inviting atmosphere, centred around a charming feature log-burning stove. This versatile living area offers plenty of room for both relaxation and entertaining, with stairs leading naturally up to the first floor and a layout that encourages everyday family interaction.

Heading upstairs, the landing provides access to three well-proportioned bedrooms, each offering flexibility for family living, guest accommodation or home working. The master bedroom benefits from built-in wardrobes, maximising storage while keeping the room feeling open and uncluttered. The remaining bedrooms are bright and versatile, suitable for children or additional workspace, and are served by a modern family bathroom finished to a contemporary standard.

Externally, the front of the home features a large driveway with space for up to four vehicles, providing excellent off-road parking for families or visiting guests. To the rear, the property enjoys a beautifully arranged paved garden complemented by flower beds and mature bushes, creating a pleasant and private outdoor setting. A dedicated seating area beneath a pergola offers the perfect spot for enjoying warmer days, while a practical shed adds additional storage. The converted garage has been cleverly split into two versatile areas — one ideal for storage or a pantry, and the larger space perfectly suited as a home office, playroom or hobby room, adding further flexibility to the home. Combining generous living accommodation, adaptable spaces and a sought-after location, this property presents an excellent opportunity for families seeking a welcoming and functional home in Chorley.







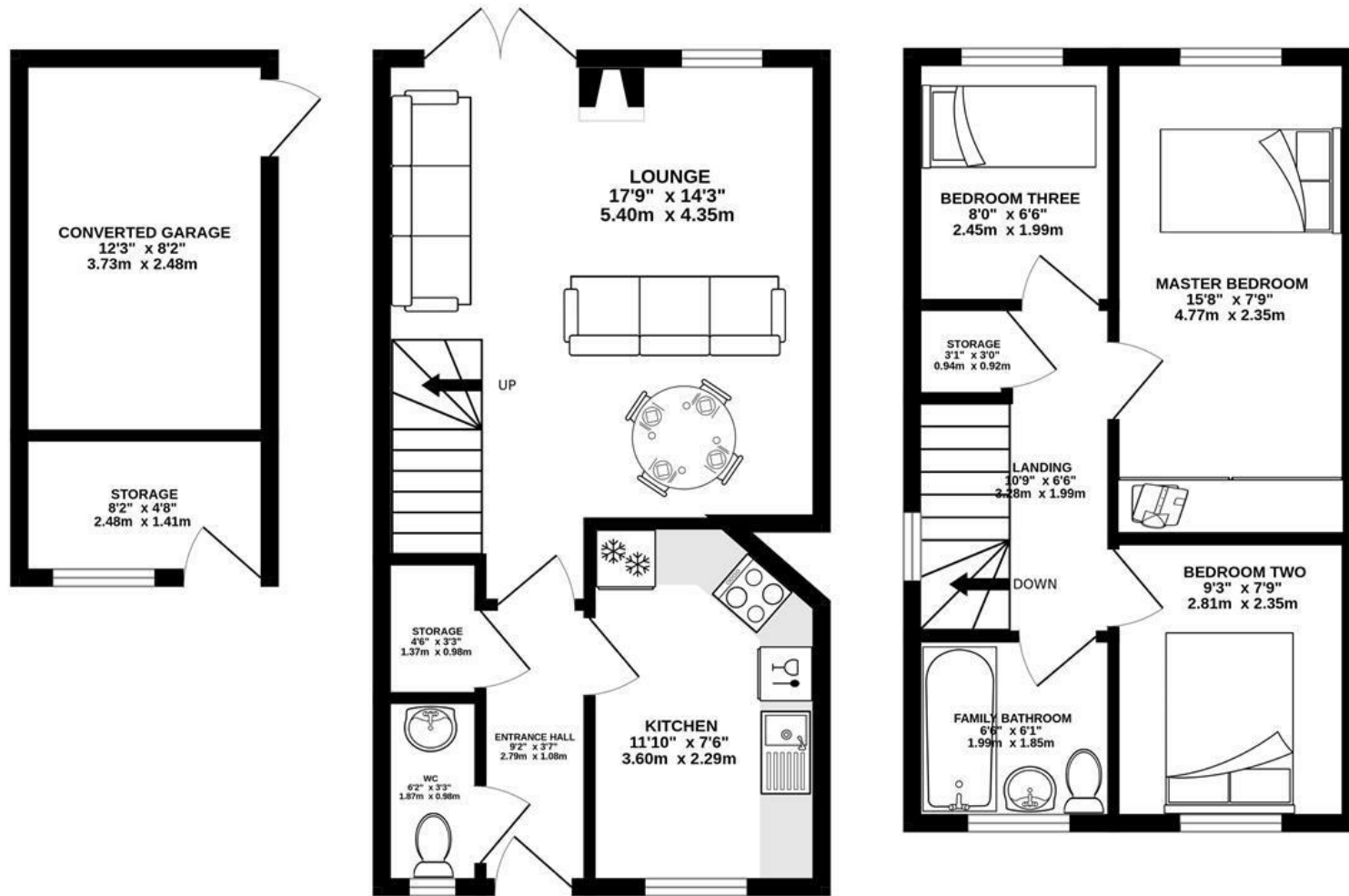






GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

