



## Darlington Close, Chorley

**Offers Over £239,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end mews property, situated on a peaceful cul-de-sac in the highly sought-after area of Chorley. Ideal for growing families, this modern home offers spacious and versatile living throughout, whilst enjoying a lovely position with greenery and a brook directly to the front. Chorley itself offers a fantastic range of amenities including well-regarded schools, supermarkets, restaurants, leisure facilities and scenic countryside walks. Excellent travel links are also nearby, with easy access to the M61 and M6 motorways, convenient bus routes, and Chorley train station providing direct rail links to Manchester, Preston and surrounding towns.

Entering the home, you are welcomed into the entrance hallway which leads through to the spacious lounge, a bright and inviting room benefiting from multiple windows allowing plenty of natural light, alongside a stylish wall-mounted electric fire creating a cosy focal point. Continuing through, the modern kitchen offers a range of integrated appliances along with ample worktop and storage space, whilst also providing room for dining, making it ideal for both everyday family life and entertaining guests. Double doors overlook and open onto the rear garden, further enhancing the sense of space. The ground floor is completed by a convenient WC and stairs leading to the first floor.

Heading upstairs, the landing gives access to three well-proportioned bedrooms, with two being generously sized doubles. The master bedroom further benefits from a modern shower en suite, offering additional comfort and privacy. The third bedroom would make an excellent child's bedroom, nursery or home office depending on requirements. Completing the first floor is the contemporary three-piece family bathroom, finished to a modern standard.

Externally, the property enjoys an attractive position tucked away on a quiet cul-de-sac with pleasant greenery and a brook directly to the front providing lovely scenic views. To the rear, there are two private parking spaces providing off-road parking convenience. The enclosed rear garden offers a low-maintenance outdoor space featuring a paved seating area perfect for outdoor furniture and entertaining, alongside astroturf for year-round enjoyment. Combining modern living, a peaceful setting and excellent local convenience, this is a fantastic opportunity for families looking for a home ready to move straight into.







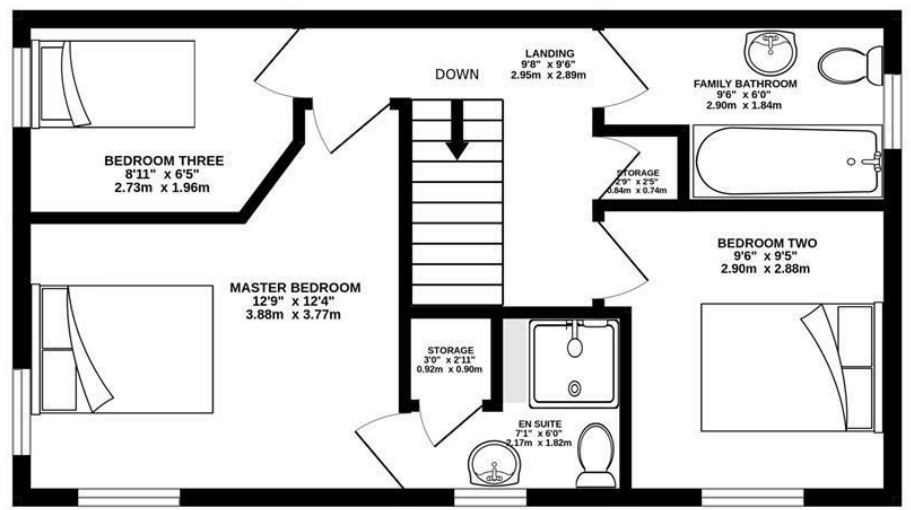
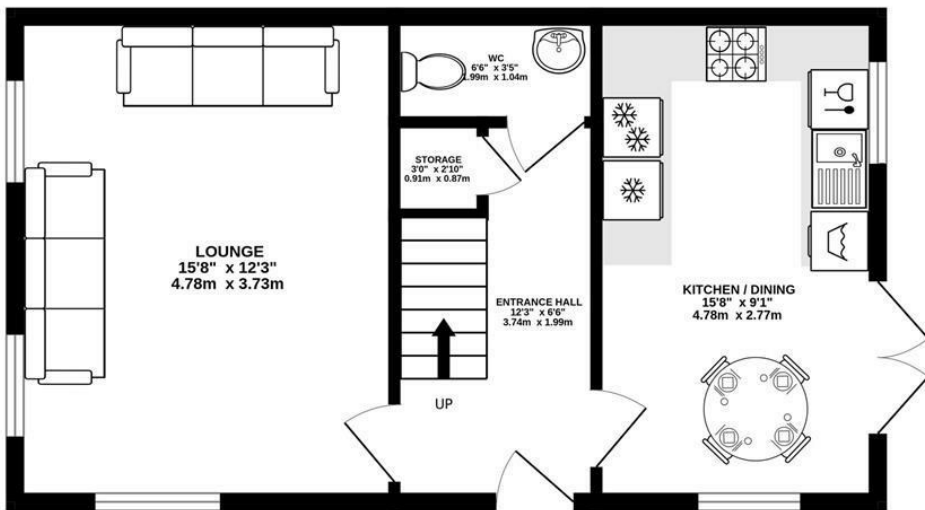






**GROUND FLOOR**  
437 sq.ft. (40.6 sq.m.) approx.

**1ST FLOOR**  
435 sq.ft. (40.4 sq.m.) approx.

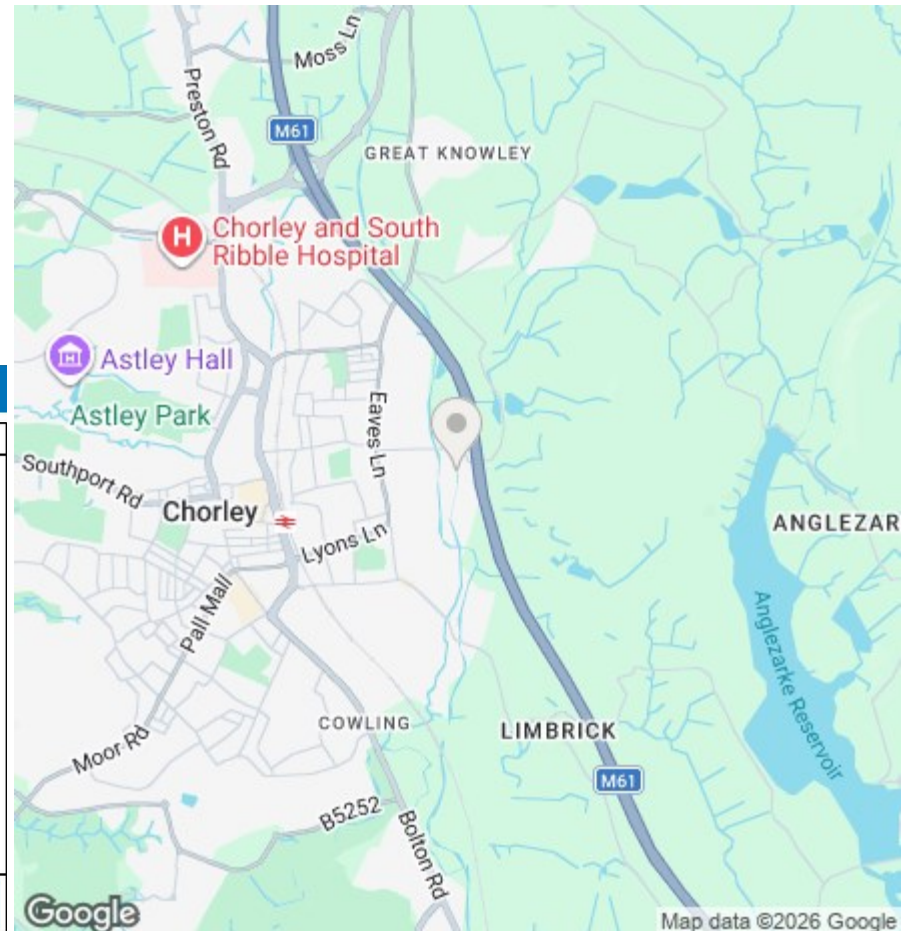


TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

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 not 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.  
Made with Metropix ©2026



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>		
(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	