



Regent Road, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented four-bedroom end-terrace home, situated in a highly sought-after area of Chorley, Lancashire. This charming property has been modernised throughout while retaining many of its original features and character, offering spacious and versatile living accommodation, ideal for family life. Situated within walking distance of Chorley town centre, the home benefits from easy access to a wide range of shops, cafés, and well-regarded schools. Excellent transport links are also close by, including Chorley train station with direct routes to Manchester and Preston, regular bus services, and convenient access to the M61 and M6 motorways, making it ideal for commuters and growing families alike.

Stepping into the property through the welcoming entrance porch, you are led into the central hallway, where a staircase leads to the upper level. To the left, you will find the first reception room, currently used as a charming playroom. This room features a beautiful bay window overlooking the front aspect and flows seamlessly into the second reception room via double folding doors. The spacious second reception room is currently used as the main lounge, offering versatile living space and providing access back to the hallway as well as through to the kitchen. Double patio doors open directly onto the rear garden, creating a bright and airy feel.

Moving through, you enter the impressive kitchen/breakfast room. The contemporary fitted kitchen offers ample storage and includes a full range of integrated appliances, including a fridge, freezer, oven, hob, microwave, and dishwasher. A spacious central island with breakfast bar seating enhances the functionality of the space, while sliding patio doors provide access to the garden.

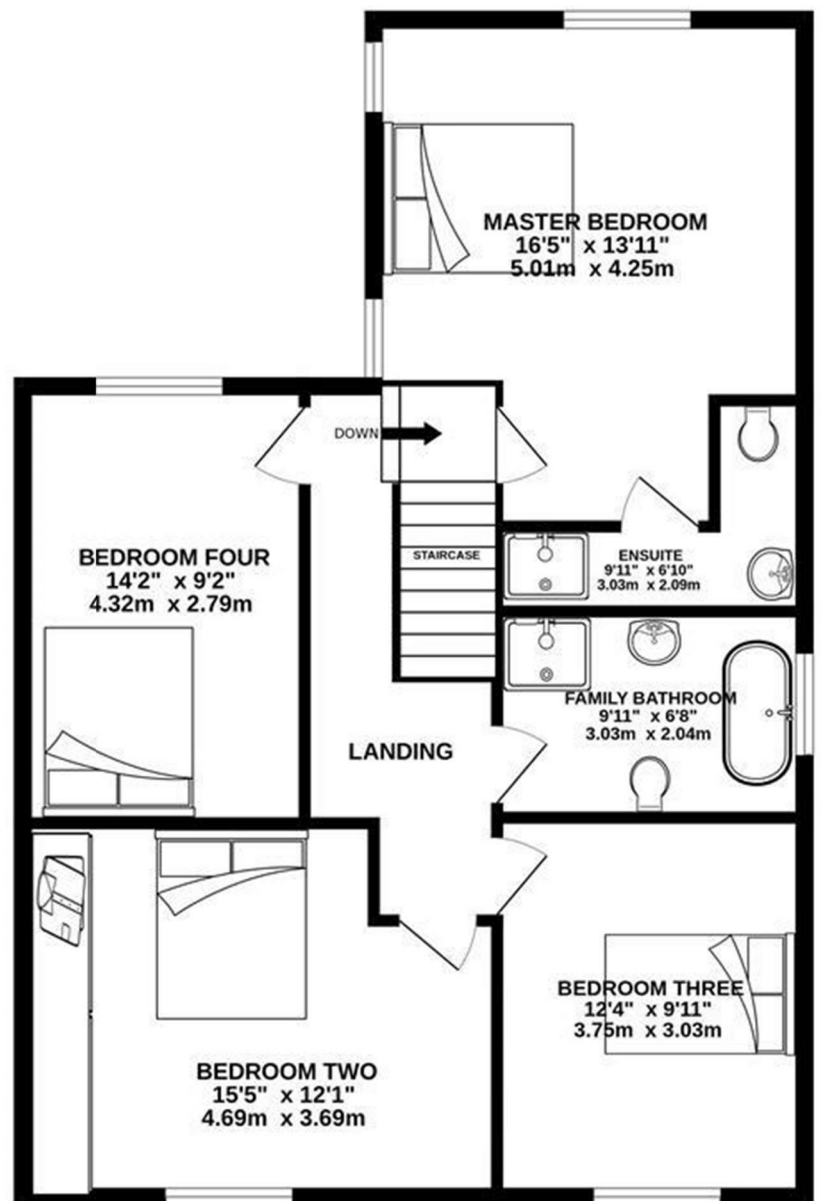
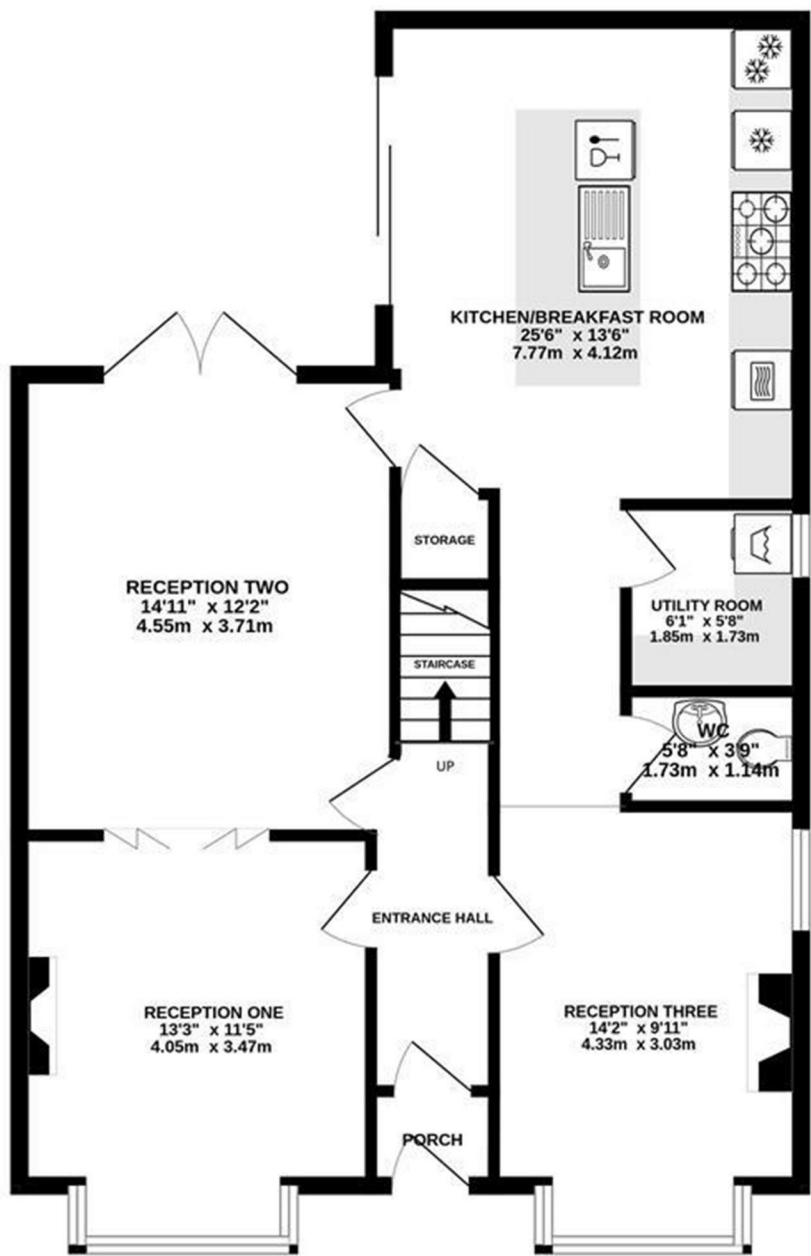
Adjacent to the kitchen is a practical utility room, offering additional storage and space for freestanding appliances, along with a convenient downstairs WC. Completing the ground floor is a third reception room, seamlessly connected to the kitchen, making it ideal as a formal dining room. This space benefits from dual-aspect windows, including a lovely front-facing bay window, and offers ample room for a large family dining table.

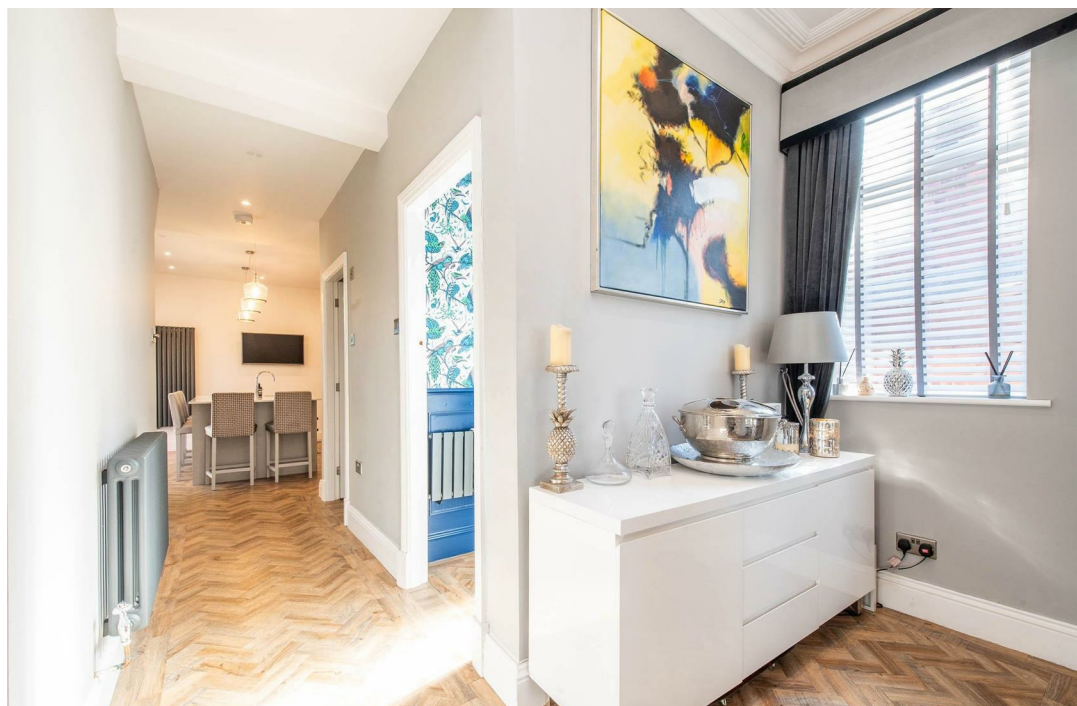
Moving upstairs, the property offers four well-proportioned double bedrooms, with the master bedroom benefiting from a private en-suite shower room, while bedroom two features fitted wardrobes. A contemporary four-piece family bathroom completes this level.

Externally, there is permit street parking to the front. To the rear, you will find a generously sized L-shaped garden, featuring a low-maintenance flagged patio and artificial lawn, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.

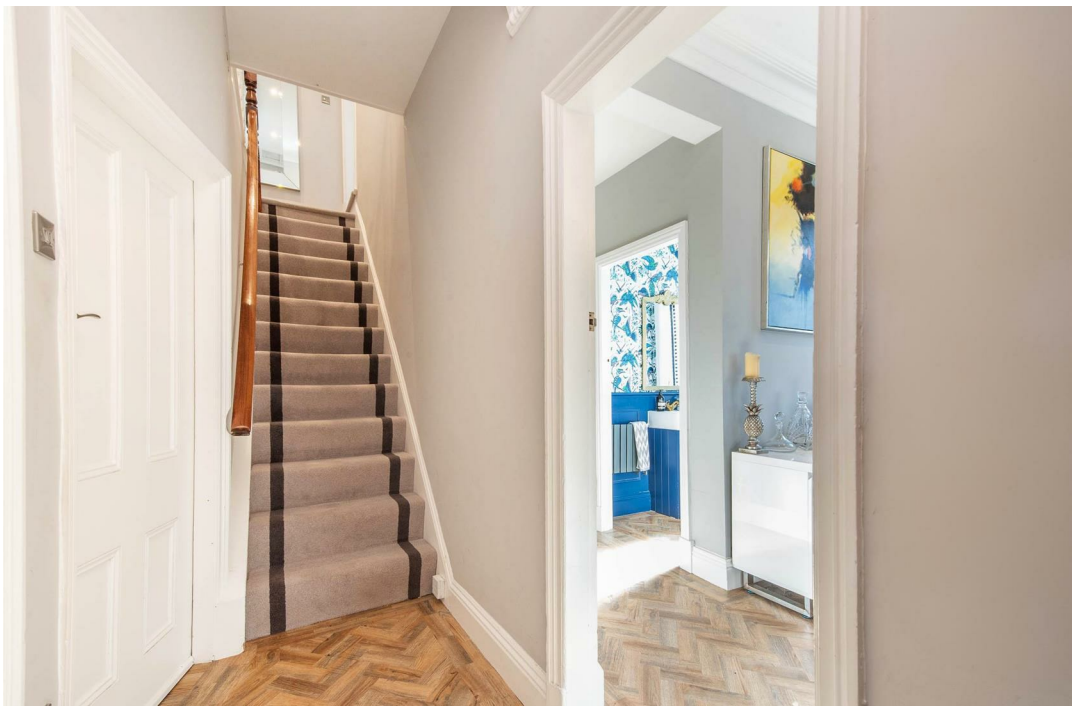


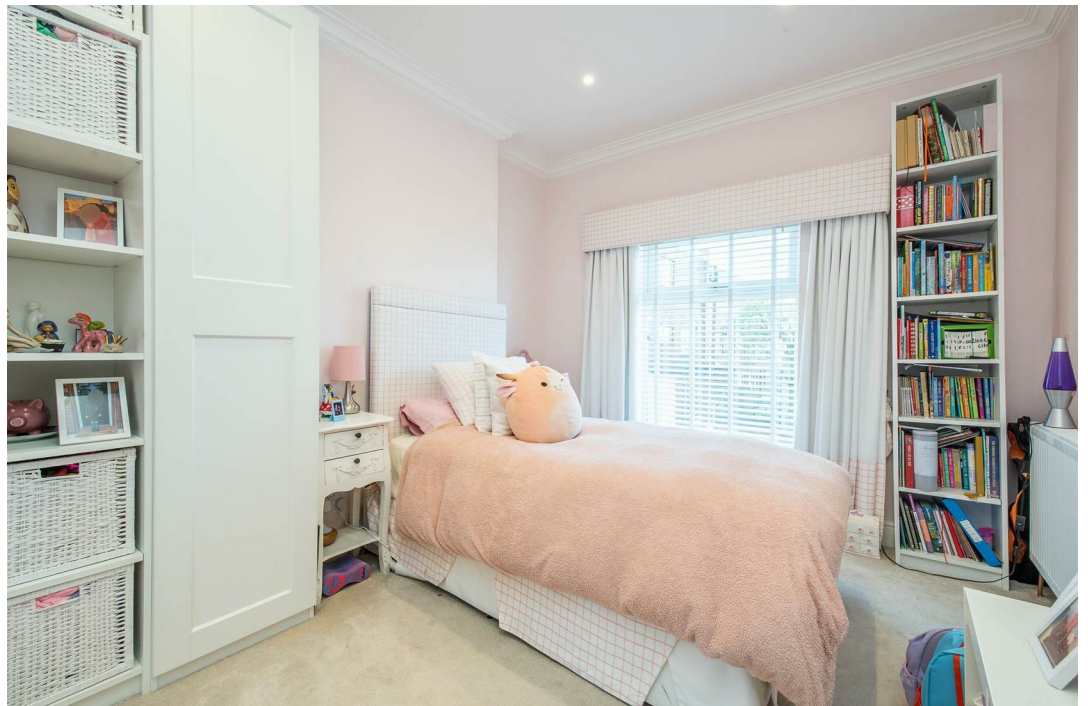
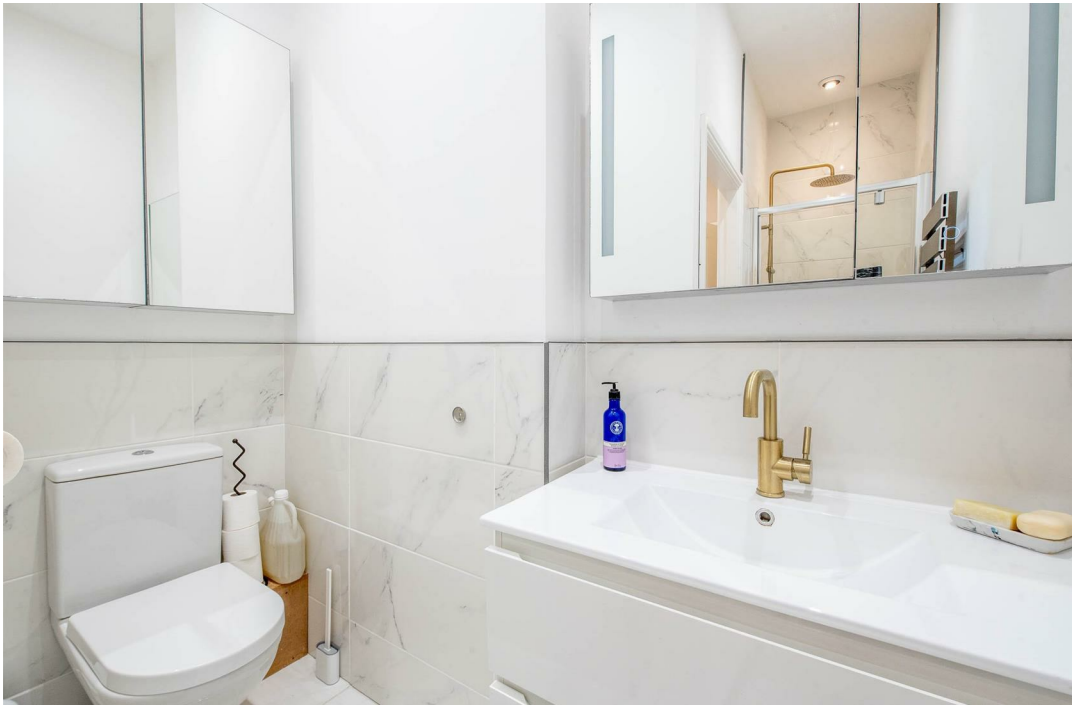










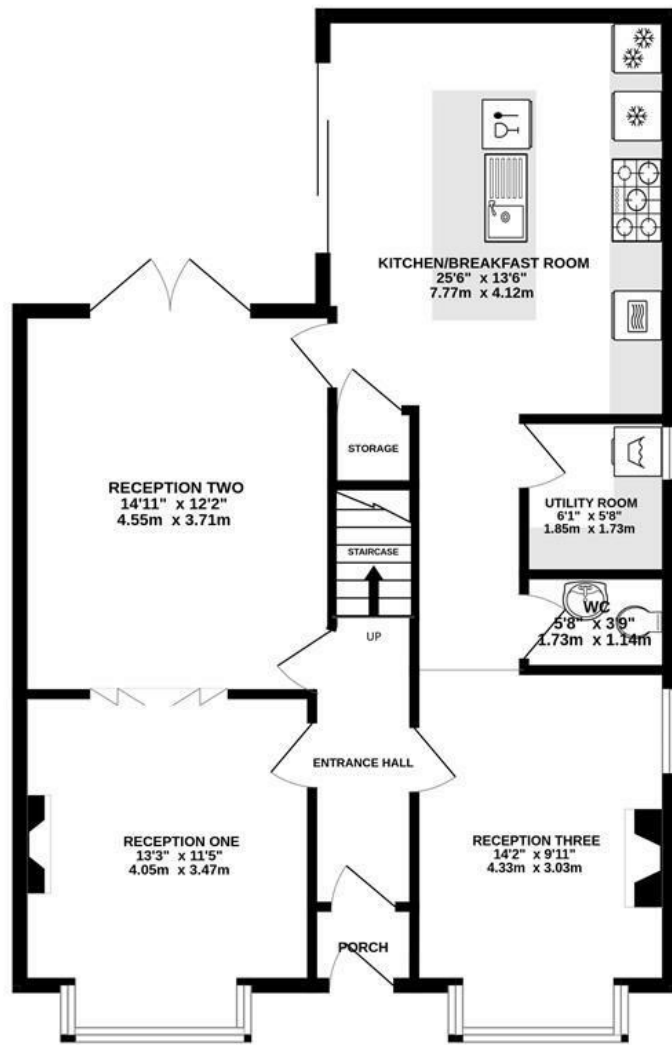




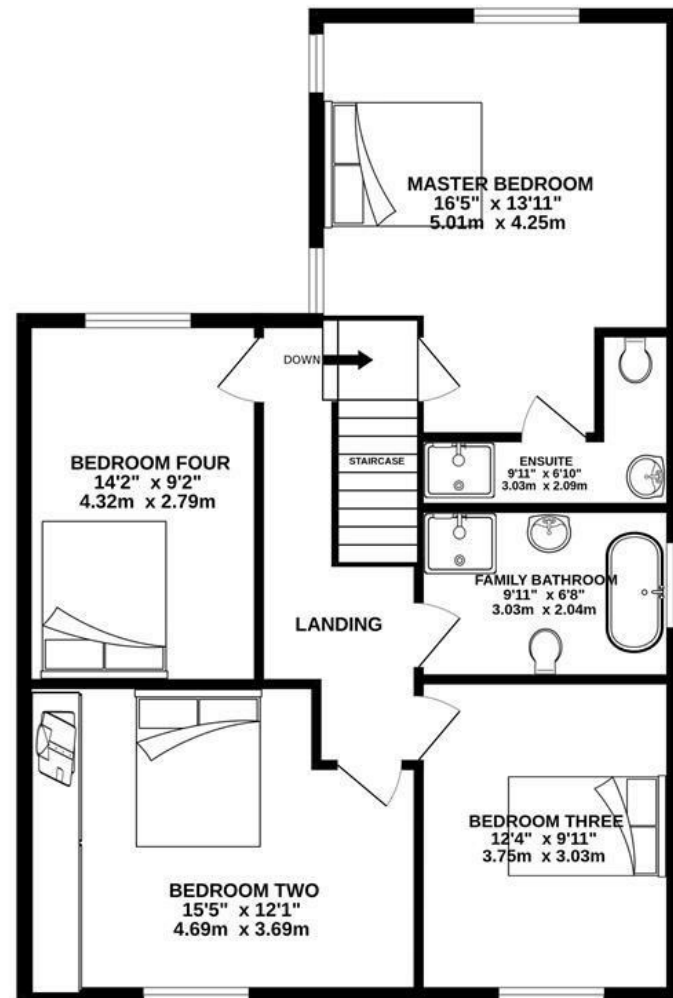




GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.

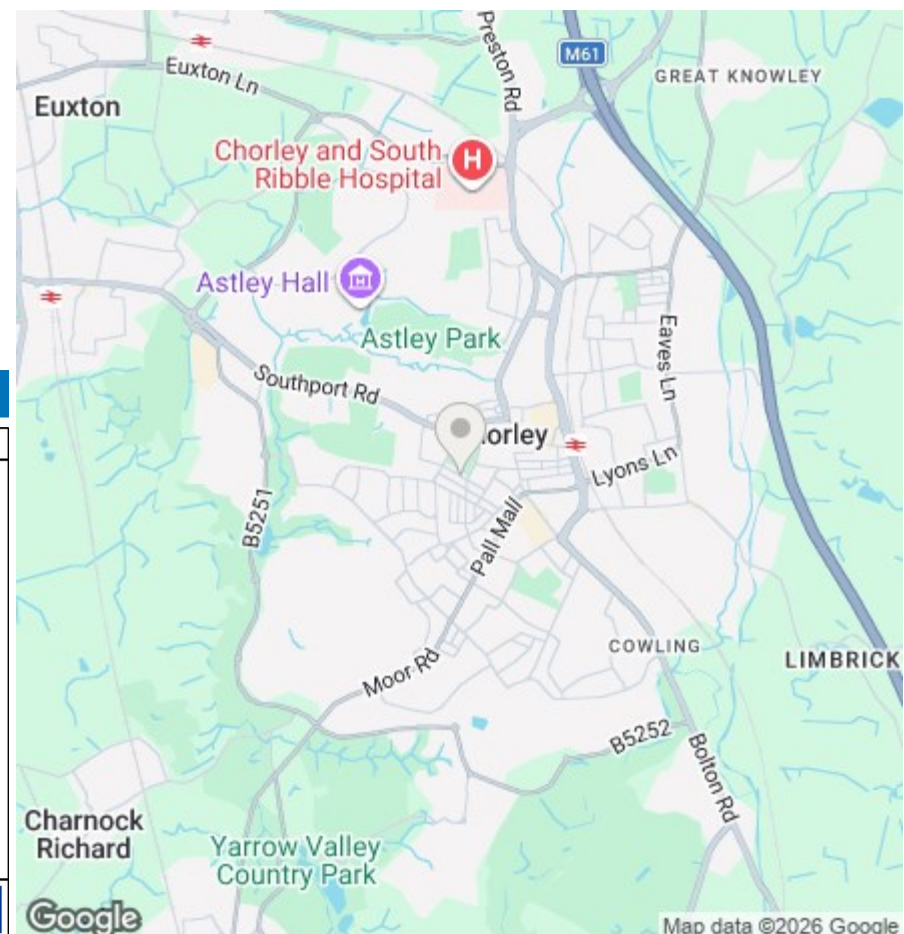


TOTAL FLOOR AREA : 1669 sq.ft. (155.1 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	