BEN ROSE



Hale Grove, Chorley

Offers Over £289,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached family home, situated within a peaceful and family-friendly cul-de-sac in Chorley. Offering spacious and well-planned accommodation throughout, the property boasts three generous double bedrooms, a modern en suite, contemporary kitchen and a low-maintenance rear garden, making it an excellent choice for families seeking a comfortable and well-connected home. The property also benefits from a double driveway, an integral garage offering versatile utility and storage space, and an installed EV charger. Chorley offers an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside a selection of well-regarded schools and family-friendly parks. The nearby Astley Park provides attractive green space for walks and outdoor recreation, while Chorley railway station offers services towards Preston, Manchester and other destinations. Regular bus services operate throughout the surrounding area, and the M6, M61 and M65 motorways provide convenient connections for commuters travelling across Lancashire and beyond, including towards Preston, Blackburn and Greater Manchester. Combining a desirable residential setting with practical everyday convenience, this attractive home is ideally positioned for modern family living.

Upon entering, you are welcomed into a well-presented entrance hall which provides access to the principal ground-floor rooms and sets the tone for the spacious accommodation throughout. To the front of the property, the dining room offers ample space for a large family dining table, creating an ideal setting for shared meals, family gatherings and entertaining guests. Continuing through the home, the spacious lounge provides a comfortable environment in which to relax, with double doors overlooking the rear garden and allowing plenty of natural light to flow into the room. Adjacent to the lounge is the modern kitchen, fitted with an excellent range of cabinets, generous worktop space and several integrated appliances, offering a practical and stylish setting for everyday cooking. Also accessed from the entrance hall is a useful ground-floor WC, providing added convenience for family life and visiting guests. Completing the ground floor is the integral garage, which has been partitioned into two separate areas and is currently utilised as a utility space and additional storage, offering useful flexibility to suit the needs of the household.

Heading upstairs, the landing provides access to three well-proportioned double bedrooms, each offering comfortable accommodation and ample space for bedroom furnishings. The master bedroom is particularly appealing, benefiting from its own modern shower en suite, providing a private and convenient space to begin and end the day. The remaining two bedrooms are also comfortable doubles, making them ideal for children, guests or even a dedicated home office, depending on the requirements of the new owners. Completing the first floor is a contemporary three-piece family bathroom, finished to a high standard and serving the remaining bedrooms. Additional storage can also be found on the landing, helping to keep the living spaces organised and clutter-free. Further practical storage is available in the partially boarded loft, which is accessed via a pull-down ladder and offers useful space for belongings that are not needed on a daily basis.

Externally, the property occupies a pleasant position within a quiet, family-friendly cul-de-sac, with a double driveway to the front providing off-road parking for two vehicles and leading directly to the integral garage. A small lawn sits alongside the driveway, adding a touch of greenery to the frontage, while the installed EV charger offers an added benefit for owners of electric vehicles. To the rear, the garden has been newly paved, creating an attractive and low-maintenance outdoor space with plenty of room for garden furniture, outdoor dining and entertaining during the warmer months. The paved area is bordered by a lawn, providing a welcome balance of hardstanding and greenery, while a practical shed offers further storage for gardening equipment and outdoor essentials. With its generous double bedrooms, modern bathrooms, versatile ground-floor accommodation and appealing outdoor space, this well-maintained detached home offers an excellent opportunity for families looking to settle into a welcoming residential setting in Chorley.














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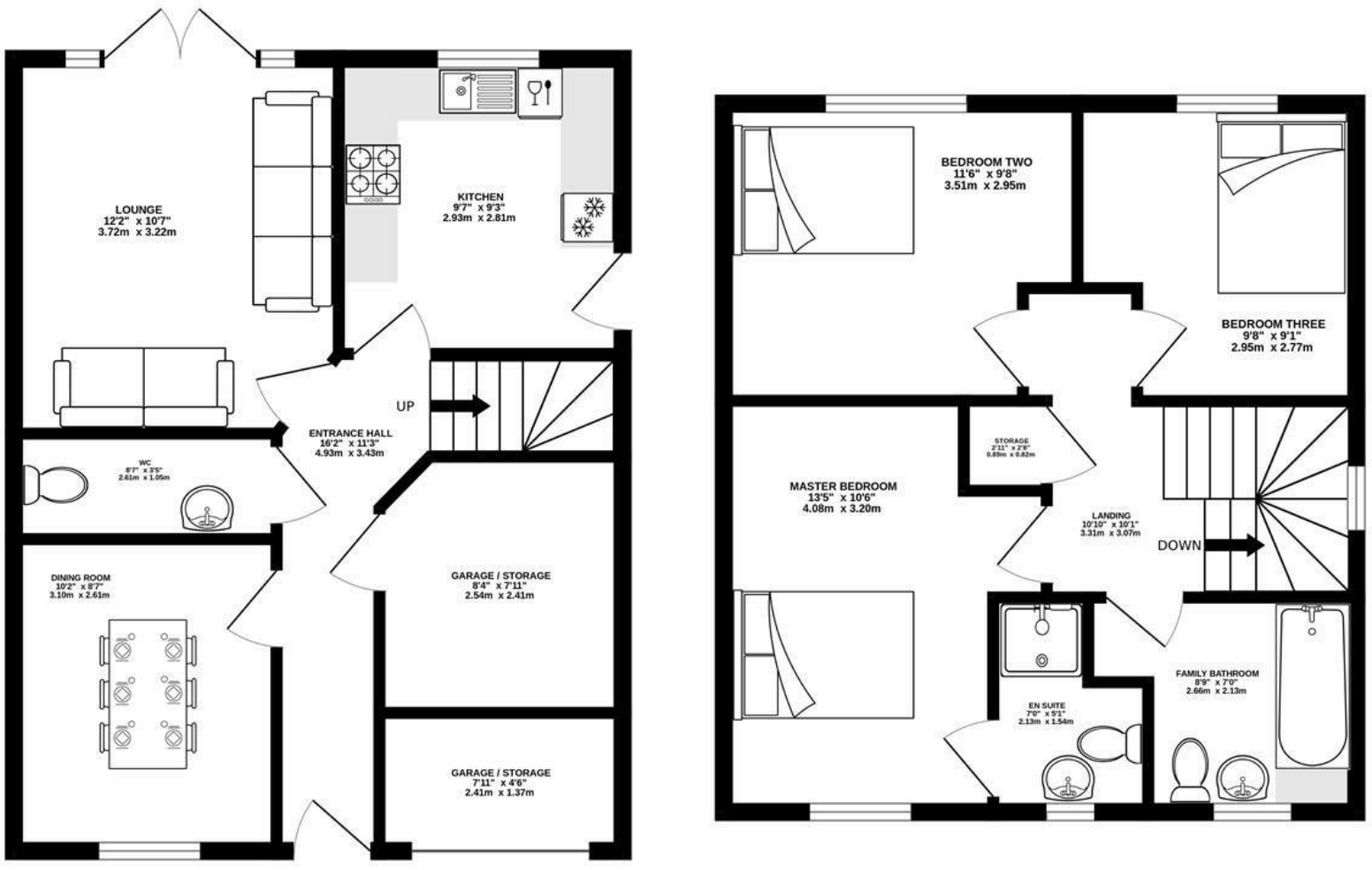




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GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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