

FOR SALE

3, Comet Close, Chorley, PR7 3BF



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Outstanding three bed detached modern build property located in the heart of Chorley.



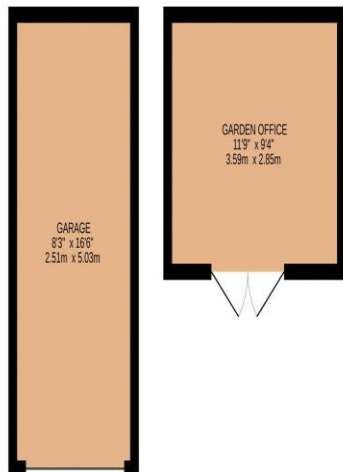
- Outstanding detached family home
- Great sized reception room
- Three spacious bedrooms
- Large gardens / driveway / garage
- Set on a quiet cut-de-sac
- Open plan kitchen / dining room
- Family bathroom / en-suite
- 969 SQ. FT.

Now available for sale with no onward chain, this deceptively spacious three-bedroom detached family home is set on Comet Close, a private, quiet cul-de-sac within a modern development in the heart of Chorley. The property is ideally placed for Chorley's amenities, including bus and train stations, well-regarded schools for all ages, and major motorway links just a short drive away. The accommodation is arranged over two floors and comprises a central entrance hallway, a generous formal lounge with patio doors opening onto the rear garden, a cloakroom/WC, a modern open-plan kitchen and dining area with a range of wall, base, and drawer units, a cooker, and a good-sized utility room with access to the patio. To the first floor, the landing leads to a spacious master double bedroom at the front of the property with a modern en-suite shower room, a second good-sized double bedroom to the side, a smaller double bedroom to the rear, and a modern family bathroom with WC, sink unit, and bath. Externally, the property offers a low-maintenance front garden, a driveway leading to a single garage with an up-and-over door, and a large, private enclosed rear garden with lawn, patio and garden room with electricity – ideal for a growing family. Subject to local planning consent, the generous rear garden also offers potential to extend and create a large open-plan orangery. Internal viewing is highly recommended to appreciate the property's deceptive size and excellent location. Leasehold: £452 flat fee per year, paid on 31 March. 120 years remaining on the lease, to be confirmed. The property is Leasehold, council tax is band D.

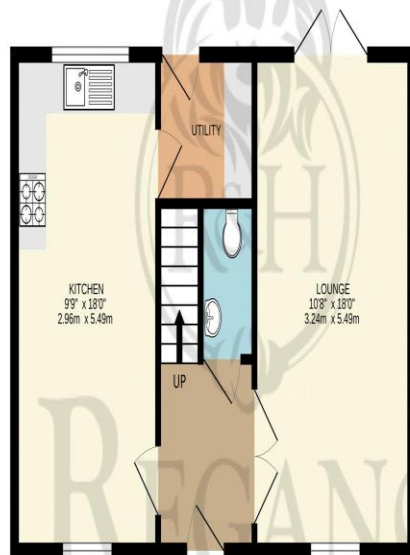




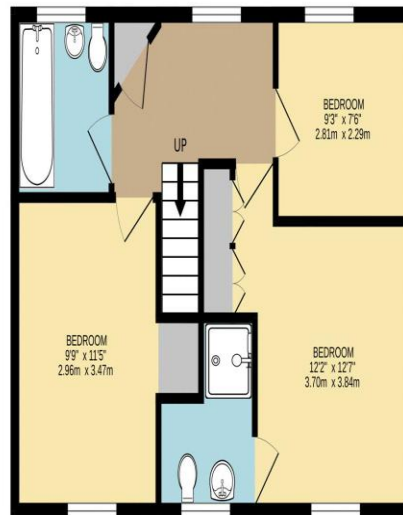
OUTBUILDINGS
246 sq.ft. (22.8 sq.m.) approx.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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