



## Botany Brow, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this beautifully appointed and spacious three-bedroom semi-detached home, located in a highly sought-after area of Chorley. Filled with charm, high ceilings and elegant period features, this property has been tastefully modernised to suit contemporary living while retaining its character and warmth. Ideally positioned just a short distance from Chorley town centre, residents benefit from an excellent selection of local shops, supermarkets, restaurants, cafés and pubs, alongside reputable schools. The property also offers superb transport links, including nearby rail services to Preston and Manchester, strong bus routes to Preston, Blackburn and Wigan, and easy commuter access to the M6 and M61. Additional amenities and leisure facilities can be found in the neighbouring towns of Preston and Leyland.

Stepping inside, you are greeted by a welcoming entrance hall that sets the tone for the quality found throughout. The generous lounge sits to the front of the home and features beautiful original coving and a traditional ceiling rose, creating an inviting and relaxing space. To the rear, the modern kitchen/dining room boasts a six-ring gas range cooker, integral dishwasher and contemporary fitted units, making it ideal for cooking and entertaining. Completing the ground floor is a useful utility room with access to the rear yard.

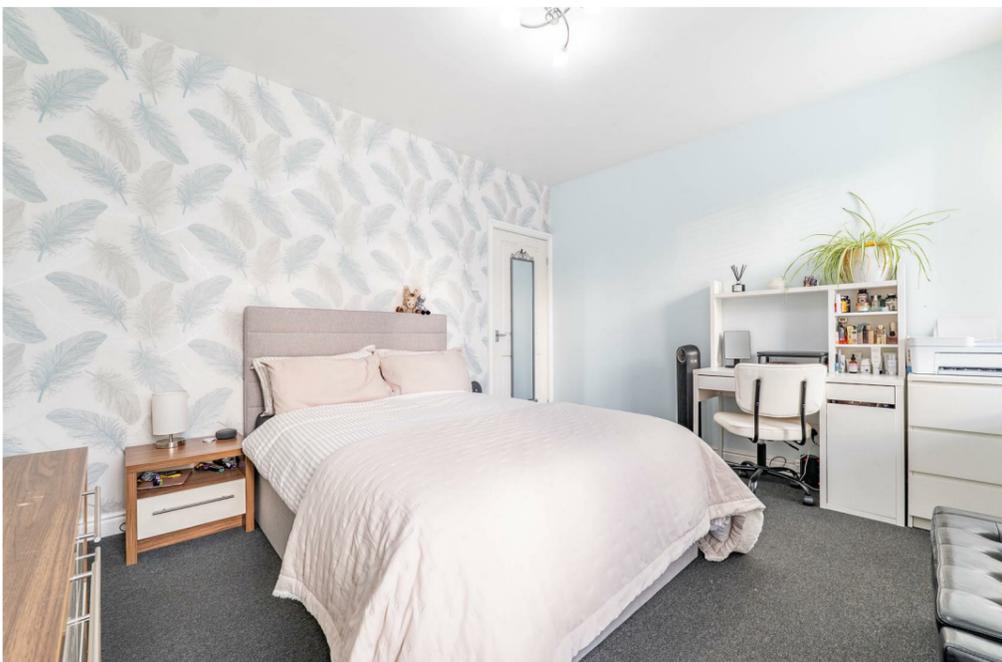
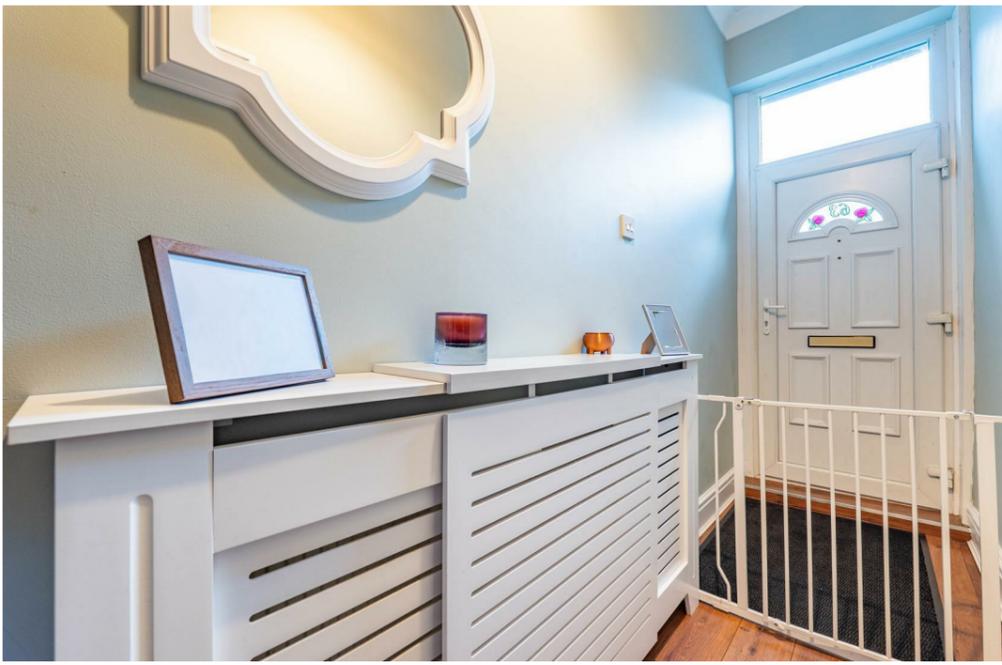
The first floor hosts a spacious master bedroom with an ensuite shower room, alongside a further double bedroom and a stylish modern three-piece family bathroom. The second floor offers an additional large double bedroom with eaves storage, perfect for versatile use. The property also features a functional basement storage area.

Externally, there is generous on-street parking for multiple vehicles and a low-maintenance paved rear yard.

A wonderful opportunity to acquire a beautifully finished home in a convenient and well-connected location — perfect for families or couples seeking both style and practicality.







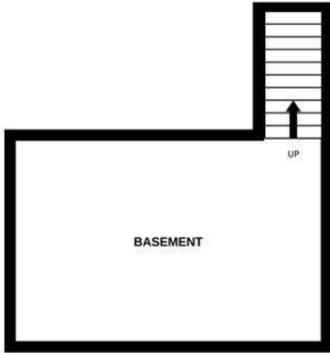




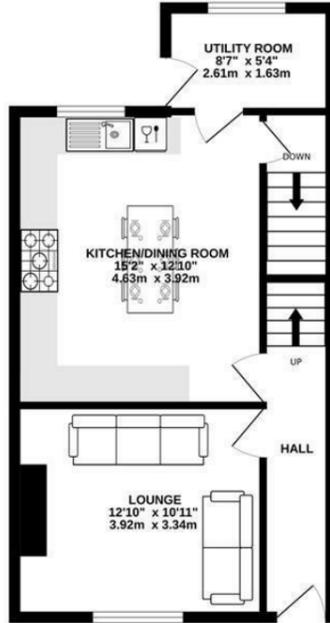


# BEN ROSE

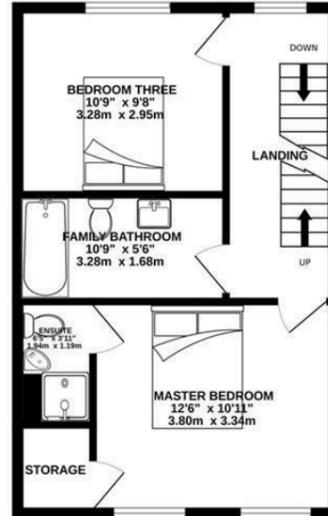
BASEMENT  
202 sq.ft. (18.8 sq.m.) approx.



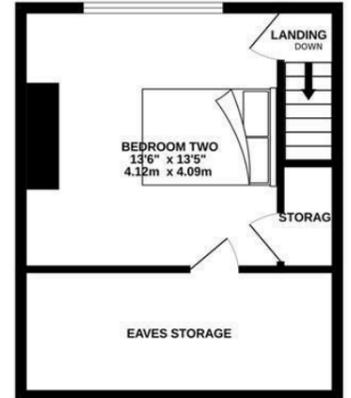
GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1414 sq.ft. (131.3 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>			
(55-68) <b>D</b>		66	72
(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>			
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