



## Long Croft Meadow, Chorley

**Offers Over £374,995**

Ben Rose Estate Agents are pleased to present to market this substantial four bedroom detached family home, set within the highly sought-after and picturesque Astley Village in Chorley, Lancashire. Occupying a quiet and attractive residential estate, this impressive property has been a much loved family home for over 40 years and offers generous living accommodation throughout, ideal for growing families. The location is particularly popular thanks to its peaceful surroundings while still being within easy reach of Chorley town centre, excellent local schools, supermarkets and leisure facilities. Chorley train station provides direct rail links to Preston, Manchester and beyond, while nearby access to the M61 and M6 motorways makes commuting straightforward. The village itself is well regarded for its greenery, walkways and strong community feel.

Entering the property, you are welcomed into a large and inviting entrance hall, offering ample space for seating and storage and providing access to the staircase leading to the first floor. To the left sits the generously proportioned main lounge, featuring a fireplace and a large window that fills the room with natural light. Sliding doors lead through to the first dining room, a fantastic space overlooking the rear garden and easily accommodating a large family dining table. From here, the kitchen also enjoys garden views and offers plentiful storage, presenting an excellent opportunity for modernisation and reconfiguration to suit individual tastes. Adjacent to the kitchen is a second dining area with sliding doors opening directly onto the garden, creating a lovely additional living or entertaining space. Next is a larger-than-average utility room, offering extensive storage, space for appliances, an additional sink and external access from the side of the property, making it particularly practical for busy family life. This room also provides internal access to the garage. Completing the ground floor is a spacious

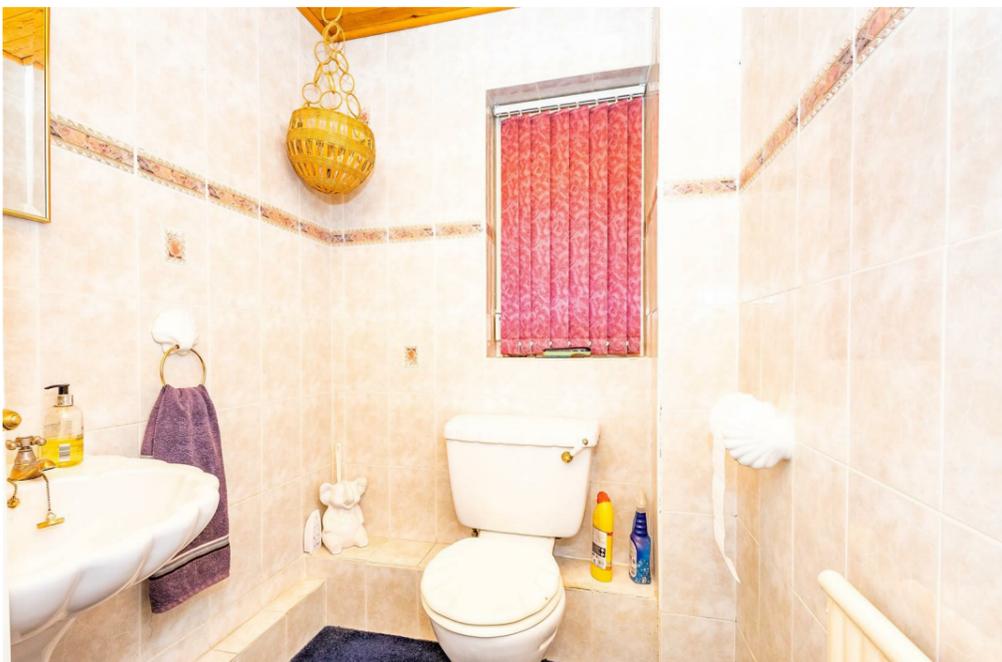
Completing the ground floor is a spacious WC with wash basin.

The first floor continues to impress with a spacious and well-laid-out landing, benefitting from a window for natural light and a useful storage cupboard. There are three generous double bedrooms, with the master bedroom enjoying views over the rear garden and a large en-suite bathroom fitted with a bath, WC and wash basin. Bedroom two is another sizeable double, while bedroom three also offers double proportions along with a built-in storage cupboard. The fourth bedroom is a large single room, fitted with wardrobes and overlooking the garden, making it ideal as a child's bedroom, guest room or home office. The family bathroom is notably spacious, fitted with a three-piece suite and an additional bidet.

Externally, the property is set on a generous plot. To the front is a beautifully maintained garden with a neat lawn and established bushes, along with an additional garden area beside the garage. A private driveway provides parking for two to three vehicles and leads to a substantial double garage with electric doors. To the rear, the home boasts a lovely tiered garden featuring a large lawn, a flagged patio area as you step out from the house, a dedicated BBQ space and a variety of mature trees, shrubs and plants, creating a peaceful and private outdoor retreat. While the property would benefit from internal modernisation, it has been exceptionally well cared for and offers outstanding potential. Combined with its size, setting and charming street, this is a rare opportunity to create a truly special long-term family home in one of Chorley's most desirable locations.





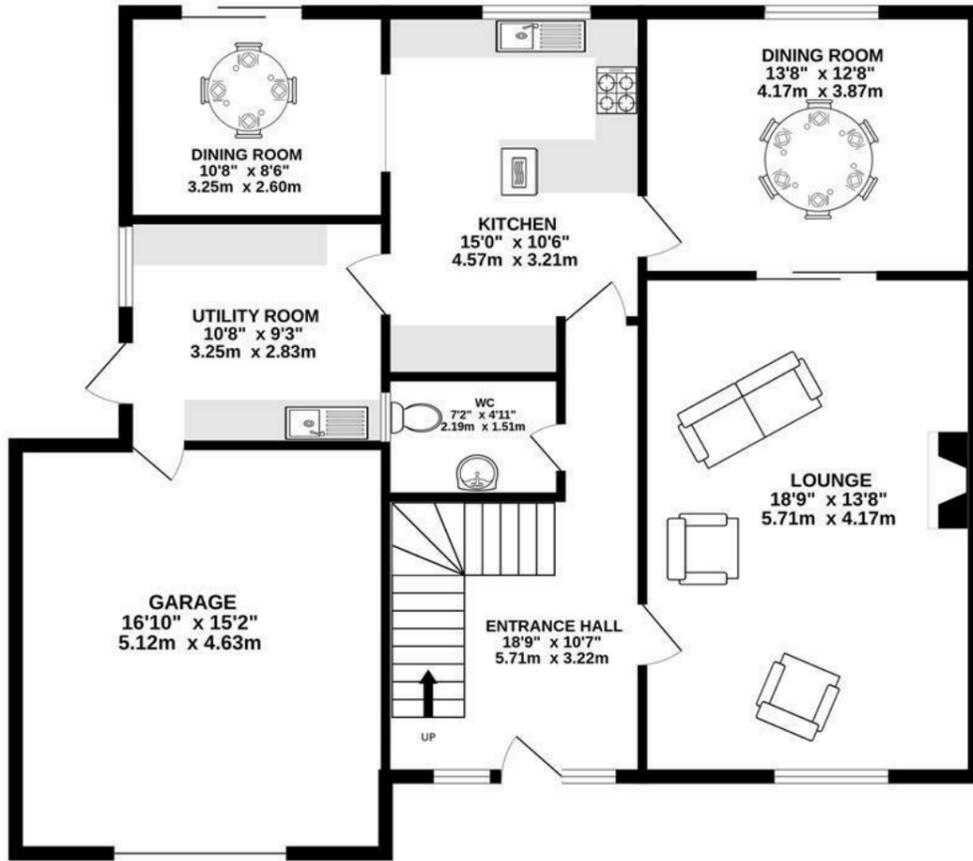




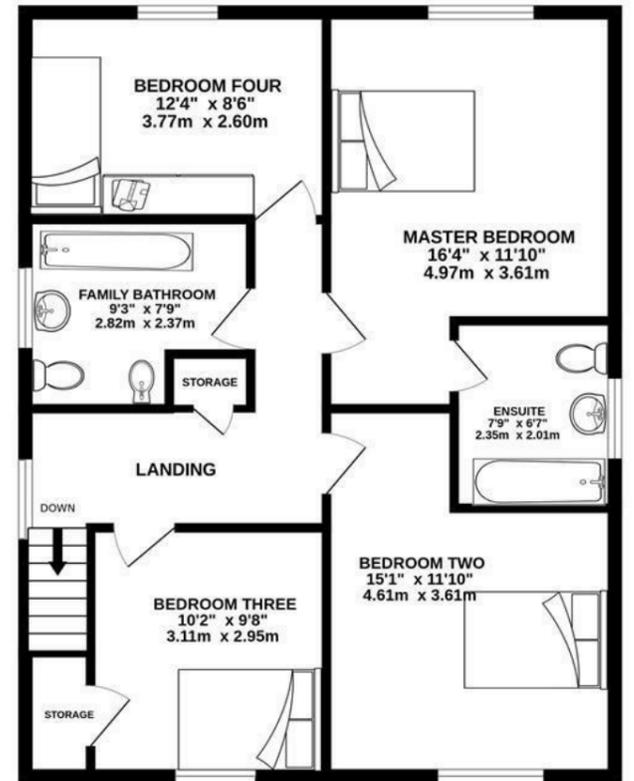




GROUND FLOOR  
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.1 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			
		71	76
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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