



redrose

13 Merefield
Chorley, PR7 1UP

This attractive and well-presented bungalow offers spacious and versatile accommodation throughout, complemented by a mature rear garden and a driveway leading to a double garage. A welcoming entrance hallway sets the tone for the home, leading to a bright and spacious lounge with a bay window providing plenty of natural light. At the heart of the property is an impressive 30ft kitchen/diner, offering excellent open-plan living and dining space, ideal for both family life and entertaining. A separate utility room provides additional practicality with access to both the hallway and rear garden.

Offers Over £500,000

EPC Rating '56D'





Property Description

This attractive and well-presented bungalow offers spacious and versatile accommodation throughout, complemented by a mature rear garden and a driveway leading to a double garage.

A welcoming entrance hallway sets the tone for the home, leading to a bright and spacious lounge with a bay window providing plenty of natural light. At the heart of the property is an impressive 30ft kitchen/diner, offering excellent open-plan living and dining space, ideal for both family life and entertaining. A separate utility room provides additional practicality with access to both the hallway and rear garden. The property offers four well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room, while the second bedroom is a generous double with two front-facing double glazed windows. The third bedroom is also a comfortable double, and the fourth is a versatile room suitable as a single bedroom, nursery or study. A modern family bathroom serves the remaining bedrooms.





Externally, the property features a mature, well-stocked rear garden mainly laid to lawn with established shrubs and flowering borders, creating a private and attractive outdoor space. To the front, a driveway provides off-road parking and access to a double garage. In all, this is a spacious and flexible bungalow offering well-balanced accommodation in a desirable setting.

HALLWAY

An impressive and generously proportioned entrance hallway extending through the property, creating a wonderful sense of space and flow. The hallway provides access to all principal rooms and enhances the overall layout of the bungalow, offering a light and welcoming first impression.



LOUNGE

19' 7" x 13' 2" (5.97m x 4.01m) A spacious and well-proportioned lounge featuring a charming bay window that fills the room with natural light and enhances the sense of space. This inviting reception room offers a comfortable setting for both relaxing and entertaining, with a warm and airy atmosphere that makes it a standout feature of the home.



DINING AREA

A well-proportioned dining area forming part of the impressive open-plan living space, offering an ideal setting for both everyday family meals and entertaining. Positioned to enjoy a bright and sociable atmosphere, it flows seamlessly from the kitchen, creating a practical and welcoming heart of the home.



KITCHEN/DINER

30' 0" x 11' 0" (9.14m x 3.35m) A superb 30ft kitchen/diner forming the true heart of the home, offering an impressive sense of space and versatility. Well-appointed with ample room for both cooking and dining, it provides an ideal setting for everyday family living as well as entertaining. The generous proportions allow for a range of layout options, creating a sociable and practical environment with a bright and welcoming feel throughout.

INNERHALLWAY WITH UTILITY ROOM

A practical utility room fitted with space for appliances and additional storage, providing useful extra functionality to the home. The room benefits from a door to the hallway for convenient access, as well as a further door leading out to the garden, making it ideal for everyday household use.



MASTER BEDROOM

16' 1" x 12' 11" (4.9m x 3.94m) A spacious and well-presented master bedroom offering a calm and comfortable retreat. Benefiting from the added convenience of a private en-suite, the room provides an ideal blend of style and practicality, creating a relaxed space to unwind at the end of the day.

ENSUITE

6' 8" x 5' 7" (2.03m x 1.7m) A modern en-suite shower room, neatly appointed with a contemporary suite comprising a shower enclosure, wash hand basin and WC. Finished in a clean, neutral style, it offers a practical and private space that complements the master bedroom perfectly.



BEDROOM TWO

13' 10" x 12' 11" (4.22m x 3.94m) A well-proportioned second double bedroom featuring two double glazed windows to the front aspect, allowing plenty of natural light to fill the room. Offering a bright and comfortable space, it is ideal as a guest room, home office or additional bedroom.

BEDROOM THREE

13' 10" x 9' 8" (4.22m x 2.95m) A good-sized third double bedroom offering a bright and comfortable space, ideal for guests, family use or a home office. Well-presented throughout, it provides a versatile room with plenty of natural light and a pleasant outlook.



BEDROOM FOUR

9' 11" x 8' 0" (3.02m x 2.44m) A versatile fourth bedroom offering a comfortable and well-proportioned space, ideal as a single bedroom, nursery or home office. Bright and practical in design, it provides flexible accommodation to suit a variety of needs.

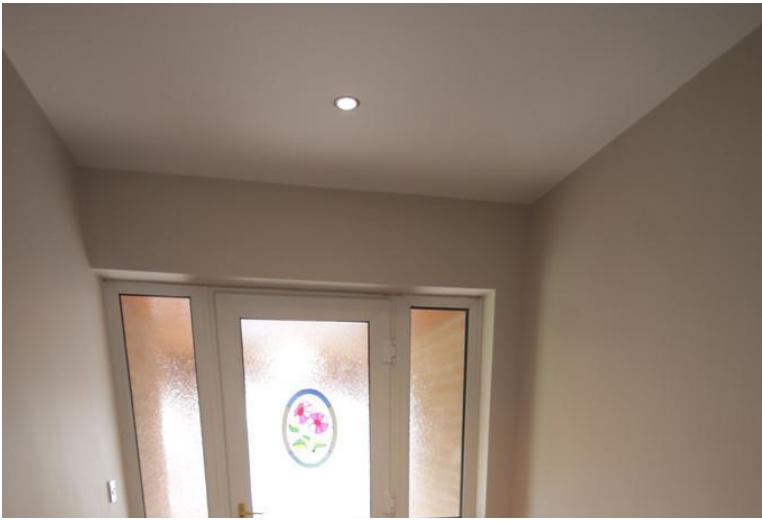
FAMILY BATHROOM

8' 9" x 5' 8" (2.67m x 1.73m) A well-proportioned family bathroom, finished in a clean and neutral style, offering a practical and comfortable space for everyday use. Comprising a three-piece suite, it provides a bath with shower over, wash hand basin and WC, all set within a bright and easy-to-maintain setting.



EXTERNALLY

A mature, well-stocked rear garden offering a private and established outdoor space, mainly laid to lawn and complemented by a variety of well-established plants, flowering shrubs and borders, creating a pleasant and colourful setting. To the front, a driveway provides off-road parking and leads to a double garage, adding both convenience and practicality.



LOCATION

Astley Village is a highly sought-after residential area on the outskirts of Chorley, offering an ideal blend of suburban tranquillity and convenient access to local amenities. The area is well regarded for its family-friendly environment, with a selection of reputable schools, local shops and leisure facilities nearby. Surrounded by pleasant green spaces and countryside, Astley Village provides excellent opportunities for outdoor activities, while still being within easy reach of Chorley town centre. For commuters, the location benefits from good transport links, including access to the nearby M61 motorway and M6 motorway, providing straightforward routes to surrounding towns and cities such as Preston, Bolton and Manchester. Combining a peaceful residential setting with excellent connectivity, Astley Village remains a popular choice for a wide range of buyers.



MORTGAGES

A free mortgage consultation is available with our financial adviser, who can meet with you to discuss your requirements and assess your mortgage capacity. You will benefit from professional, independent advice together with support on any related services.

GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 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.
 Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Redrose
15 Barnes Wallis Way
Buckshaw Village
Chorley
Lancs

www.redrosepm.co.uk
sales@redrose.co.uk
01772 456558

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements