



**Ridge Road, Chorley**

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom, end-terrace property, situated in a quiet cul-de-sac in the heart of Chorley. This home is an excellent project opportunity, ideal for those looking to put their own stamp on a property. Offered with NO ONWARDS CHAIN, it provides a fantastic investment prospect. The home benefits from lovely open views to the rear, creating a sense of space and tranquility. Located close to Chorley town centre, the property enjoys easy access to a wealth of local amenities, including supermarkets, independent shops, and well-regarded schools. Commuters will appreciate the excellent transport links, with Chorley train station providing direct routes to major cities, as well as convenient access to the M61 and M6 motorways for travel further afield.

Stepping inside, you are welcomed into the entrance hall, which houses the staircase leading to the first floor. To the front of the home is a spacious lounge, featuring a charming fireplace as the focal point of the room. From here, you have access to the rear conservatory that offers delightful views of the garden, perfect for use as a second sitting area. The kitchen provides ample potential for modernisation, offering the opportunity to create a stylish and functional culinary space.

Moving upstairs, the first floor comprises three well-proportioned bedrooms, all offering great potential for refurbishment. The layout provides flexibility to suit a growing family or those in need of a home office. Completing this floor is the bathroom, which is currently separate from the WC, offering scope for reconfiguration if desired.

Externally, the property benefits from a driveway to the front, providing off-road parking for one vehicle, with the possibility of extending to create additional parking space. To the rear, a patio seating area leads down to a low-maintenance gravelled section, offering a blank canvas for landscaping or a private outdoor retreat. The highlight of the exterior is the open aspect to the rear, providing a peaceful and scenic backdrop.

With excellent potential throughout, this home is a fantastic opportunity for those looking to create their ideal living space in a well-connected and sought-after location.





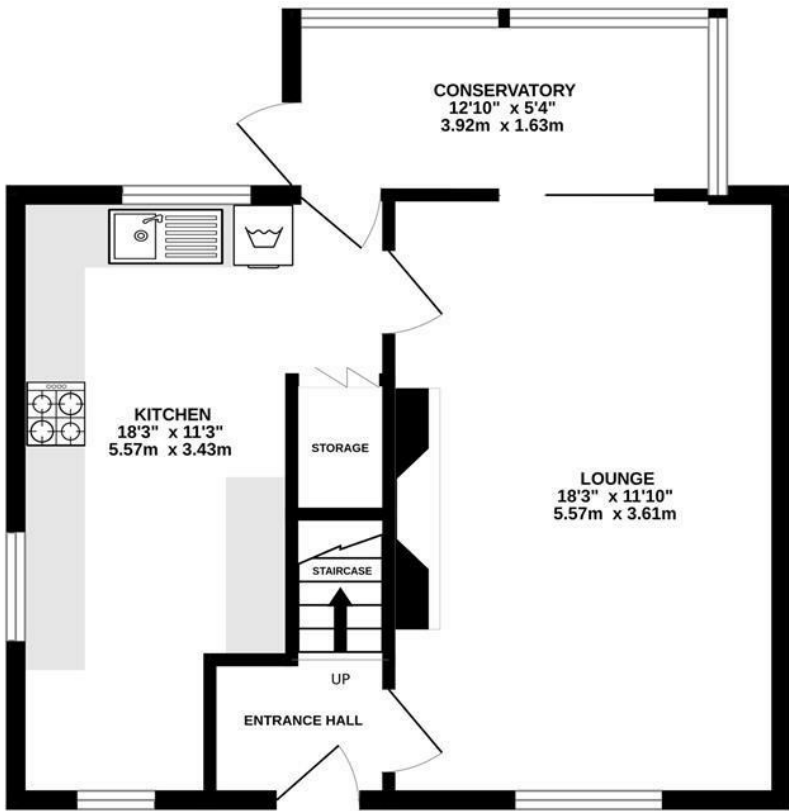




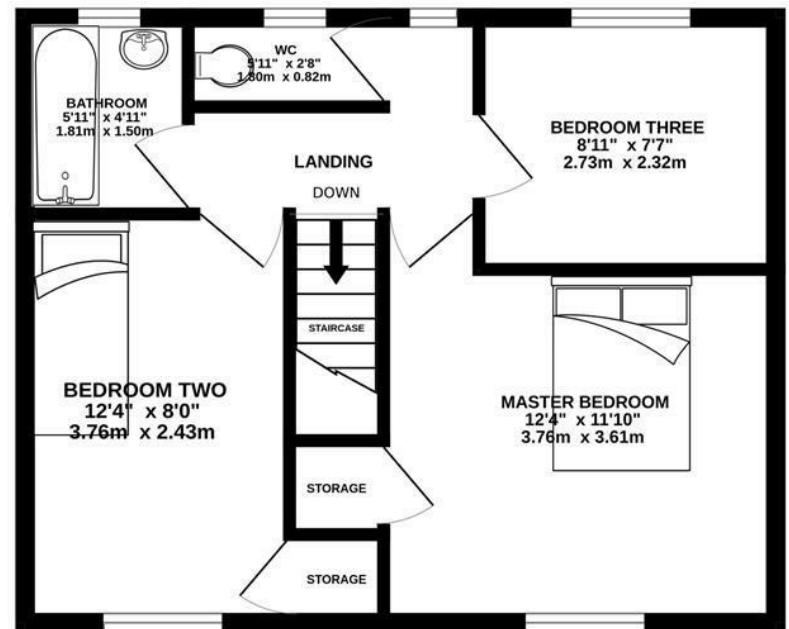




**GROUND FLOOR**  
481 sq.ft. (44.6 sq.m.) approx.



**1ST FLOOR**  
414 sq.ft. (38.4 sq.m.) approx.



**TOTAL FLOOR AREA : 894 sq.ft. (83.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>84</b>
(55-68) <b>D</b>	<b>69</b>	
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	