



## Letchworth Place, Chorley

**Offers Over £165,995**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terrace home, situated in a sought-after area of Chorley. Ideal for first-time buyers and offered with no onward chain, this delightful property enjoys a convenient location with excellent travel links and a wide range of nearby amenities. Early viewing is highly recommended to avoid disappointment.

Upon entering, you are welcomed into a bright entrance hallway. To the right, you'll find a spacious lounge featuring a beautiful bay window overlooking the front aspect. The lounge flows seamlessly into the dining room, which boasts a cozy log burner fireplace and an open staircase leading to the upper level. This versatile space offers ample room for a large family dining table, while double patio doors open out to the rear yard. The current setup has the lounge and dining areas reversed, adding flexibility to the layout to suit your needs. From the dining room, you'll enter the modern kitchen, complete with an integrated oven and hob, as well as space for additional freestanding appliances. A single door from the kitchen provides access to the rear yard.

Upstairs, the property offers two well-proportioned double bedrooms and a spacious four-piece family bathroom.

Externally, the front of the property features an enclosed garden with a footpath leading to the front door, and there is ample on-street parking available. To the rear, a generously sized yard includes a flagged patio and raised decking area—ideal for outdoor entertaining. A sizable storage shed provides extra utility space and is equipped with a sink, power, and lighting.





















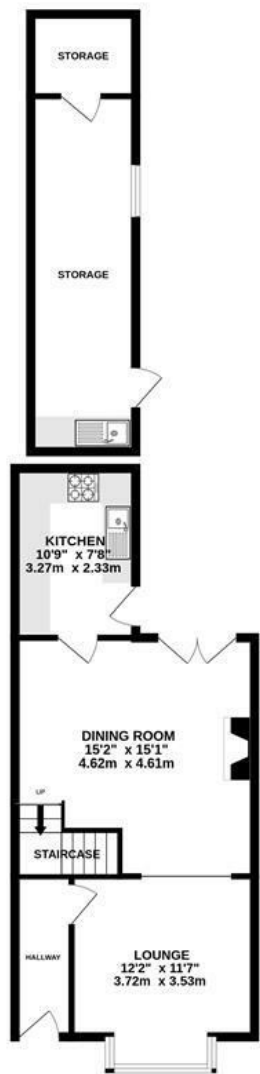




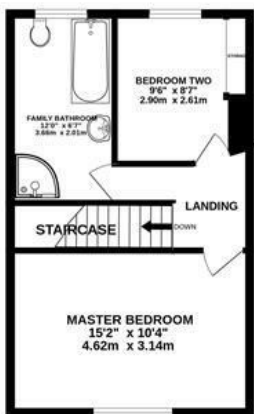


# BEN ROSE

GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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) 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		
	60	76
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

