



Yarrow Road, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to the market this three-bedroom, semi-detached property, located in a highly sought-after area of Chorley. While in need of renovation, this home presents the perfect opportunity for those seeking a project and looking to unlock its full potential. Conveniently situated just a short drive from Chorley town centre, the property is close to excellent local schools, supermarkets, and amenities, with superb transport links via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

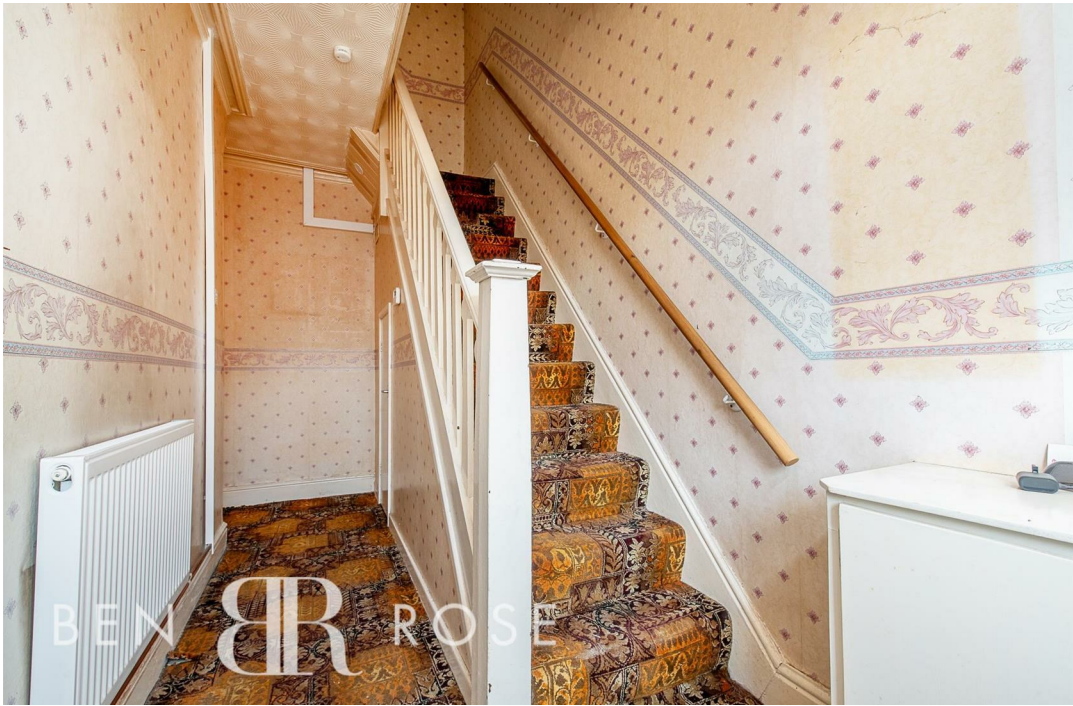
Upon entering the property, you will find yourself in the entrance hallway where a staircase leads to the upper level. Continuing through, you'll enter the spacious dining room, which features a fireplace and patio doors opening to the rear garden. The dining room flows into the lounge through double sliding doors. The lounge is equally spacious and boasts a bay window that overlooks the front aspect.

As you move further into the home, you'll find the kitchen, which offers ample storage and surface space along with additional space for freestanding appliances. A single door leads out to the side of the property. Adjacent to the kitchen is a convenient wet room/shower room, completing the ground floor.

Upstairs, you'll discover three well-proportioned bedrooms, with the master bedroom featuring built-in storage. The three-piece family bathroom completes this level.

Externally, the front of the property offers a gated yard leading to the front door, as well as ample on-street parking. The rear garden is generously sized, with a flagged patio and a laid lawn, offering plenty of potential to transform into your ideal outdoor space.







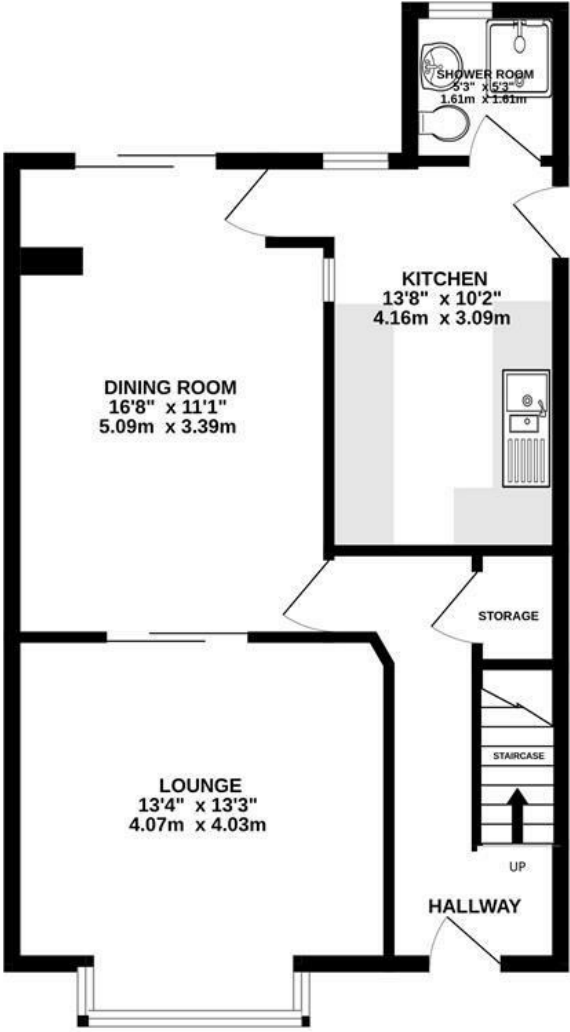




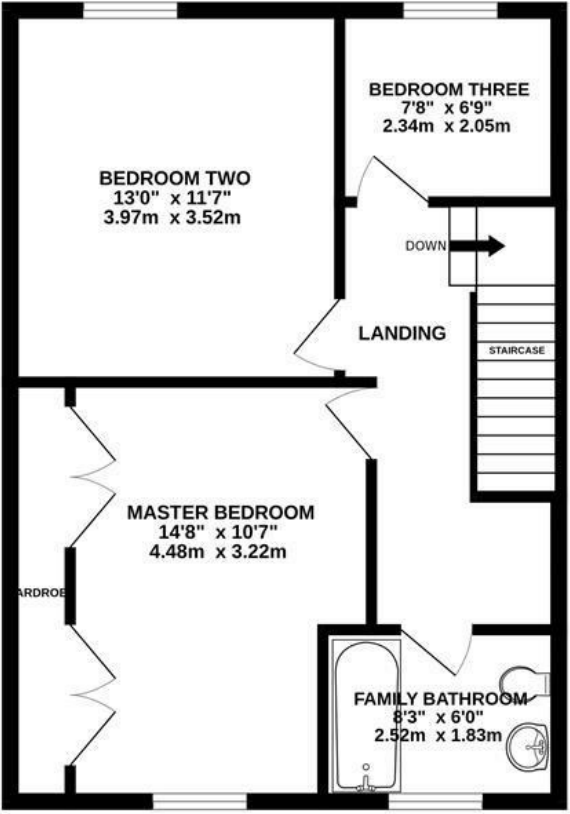


BEN ROSE

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

