



Foster Street, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present this charming three-bedroom semi-detached home, perfectly situated within walking distance of Chorley Town Centre. Nestled in a quiet cul-de-sac, the property is ideal for first-time buyers and families alike, offering easy access to scenic walks through White Coppice and the stunning landscapes of the West Pennine Moors. It's well-connected, with excellent transport links via nearby motorways providing convenient travel to major towns and cities across the North West. Families will especially appreciate the close proximity to highly regarded local schools, nurseries, and everyday amenities.

The home opens into a spacious entrance hall that provides access to all the ground floor rooms. To the left, the bright and airy open-plan lounge and dining area features a dual-aspect window allowing plenty of natural light to flow through. The dining area comfortably accommodates a four-piece family dining set, while the lounge includes a bay window and a charming base fireplace that adds a cosy touch.

Continuing through to the rear of the home, the kitchen is generously sized and benefits from another bay window and dual-aspect lighting, enhancing the sense of space and brightness. There's a good range of wall and base units, space for freestanding appliances, and room for a handy breakfast bar. A large under-stairs storage cupboard offers additional practicality, and there's direct access to the rear garden.

Upstairs, the property offers three bedrooms, including two doubles, all well-proportioned and suited to a variety of needs. The family bathroom is fitted with a three-piece suite and includes an over-the-bath shower.

Externally, the home features a low-maintenance flagged rear yard of a good size, ideal for outdoor seating or entertaining. There's gated side access, and to the front, a private driveway provides off-road parking for one vehicle.







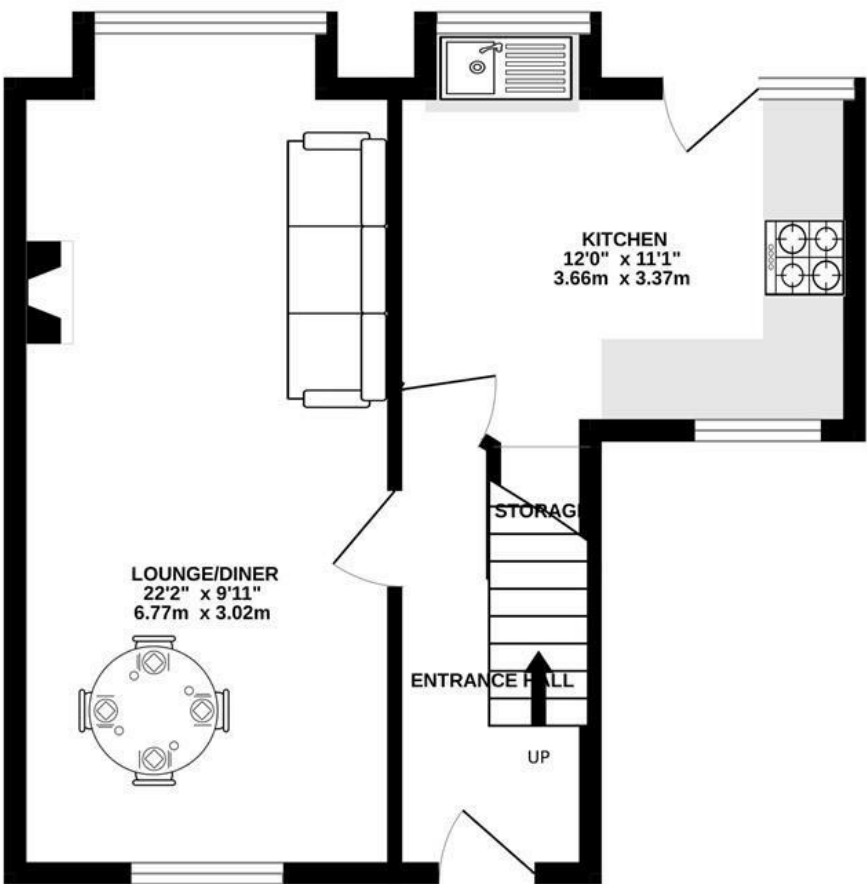




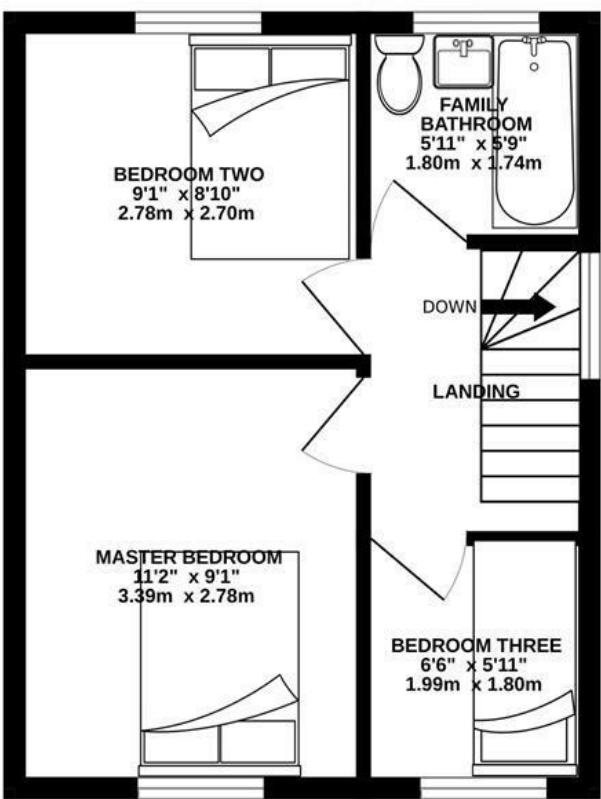


BEN ROSE

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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	

