



## Gillibrand Walks, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom mid-terraced home, beautifully situated on the much sought-after Gillibrand Walks in Chorley, Lancashire. Ideal for first-time buyers or buy-to-let investors, this well-presented property offers both comfort and convenience in a highly desirable location. Residents benefit from close proximity to a range of local amenities, including shops, parks, and reputable schools, while exceptional travel links enhance everyday accessibility. Regular bus routes and nearby train stations ensure efficient connections to surrounding towns and cities, and the M61 and M6 motorways are only a short drive away, making commuting effortless.

Upon entering the property, you step into a welcoming porch that leads directly into the spacious lounge. This inviting area features a lovely fireplace and a large bay window that allows an abundance of natural light to fill the room, creating a bright and airy atmosphere. From the lounge, access is granted to the sitting and dining room—a generously sized and versatile space currently used as a home office, with the added benefit of under-stair storage and the staircase leading to the upper floor. Moving through to the kitchen/diner, you'll find a room generous in length. It boasts an array of wall and base units, freestanding appliances, and ample room to accommodate a family dining table. From here, there is direct access out to the rear yard.

Upstairs, the property offers two well-proportioned bedrooms. The master bedroom is particularly spacious and includes fitted wardrobes, providing excellent storage solutions, while the second bedroom also features integrated storage space. Completing the upper floor is a good-sized three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the rear of the home enjoys a private yard enclosed by a brick wall with gated access to the rear lane, offering both privacy and practicality. At the front, permit-holder parking ensures convenient on-street availability. The current vendor has also carried out key updates in recent years, including the replacement of the roof and installation of a new central heating system, ensuring the property is well-maintained and move-in ready.





















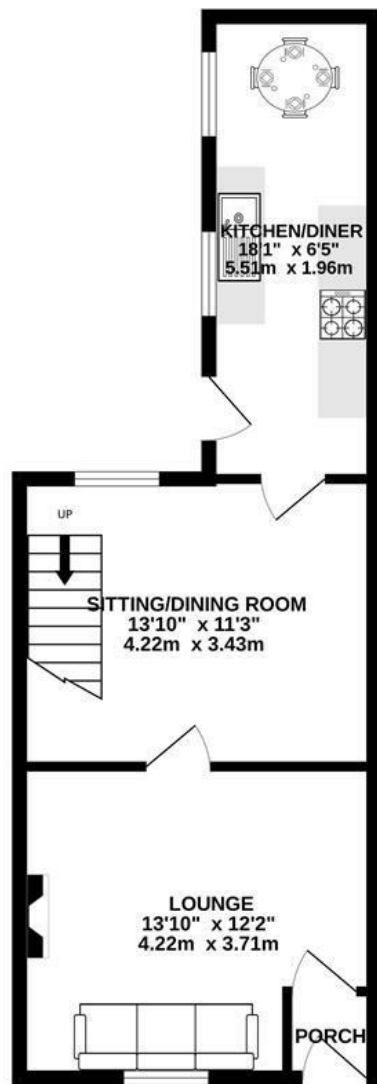




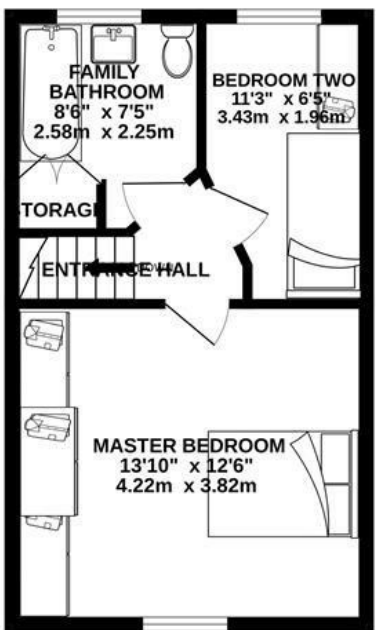


# BEN ROSE

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.




1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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	<div>65</div>	<div>88</div>
(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 <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 