



Grasmere Terrace, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, located in a quiet and well-established residential area of Chorley, Lancashire. This delightful property is ideally suited to families, couples or investors seeking a well-proportioned home with plenty of potential. Situated within easy reach of Chorley town centre, residents will benefit from a variety of local amenities including supermarkets, high street shops, restaurants, and well-regarded schools. For those who commute, Chorley train station is just a short drive away, offering direct links to Manchester, Preston and beyond, while the nearby M61 and M6 motorways provide excellent road connectivity to the wider North West. Bus routes are also conveniently accessible, and outdoor enthusiasts will enjoy proximity to Astley Park and Yarrow Valley Country Park.

As you enter the home, you're welcomed by a spacious entrance hall that provides access to most of the ground floor rooms as well as the staircase to the first floor. The generously sized lounge is bright and inviting, featuring a large window that floods the space with natural light and a beautiful feature fireplace that creates a cosy focal point. Towards the rear of the home, the dining room enjoys a pleasant outlook over the rear garden and flows effortlessly into the adjoining kitchen. While the kitchen may benefit from modernisation, it presents a fantastic opportunity for buyers to put their own stamp on the space and design a layout to suit their lifestyle.

Ascending to the first floor, you'll find two well-proportioned double bedrooms and a further single bedroom, all offering comfortable and versatile accommodation. The rooms are neutrally decorated and enjoy ample natural light. Completing the upper floor is a contemporary family bathroom, providing a relaxing space to unwind at the end of the day.

Externally, the property boasts a neat front lawn which enhances its kerb appeal and offers a welcoming entrance. To the rear, the well-maintained garden features a generous lawn and established plant beds, creating a lovely outdoor space for families and entertaining guests. Additionally, the side yard offers further practicality, and the outbuilding with a separate W/C adds useful external storage or potential for conversion.

In summary, this delightful home offers a superb opportunity for those looking to settle in a quiet yet well-connected area. With spacious interiors, a generous garden, and excellent transport links nearby, it has all the ingredients to make a perfect family home or smart investment. Early viewing is highly recommended.







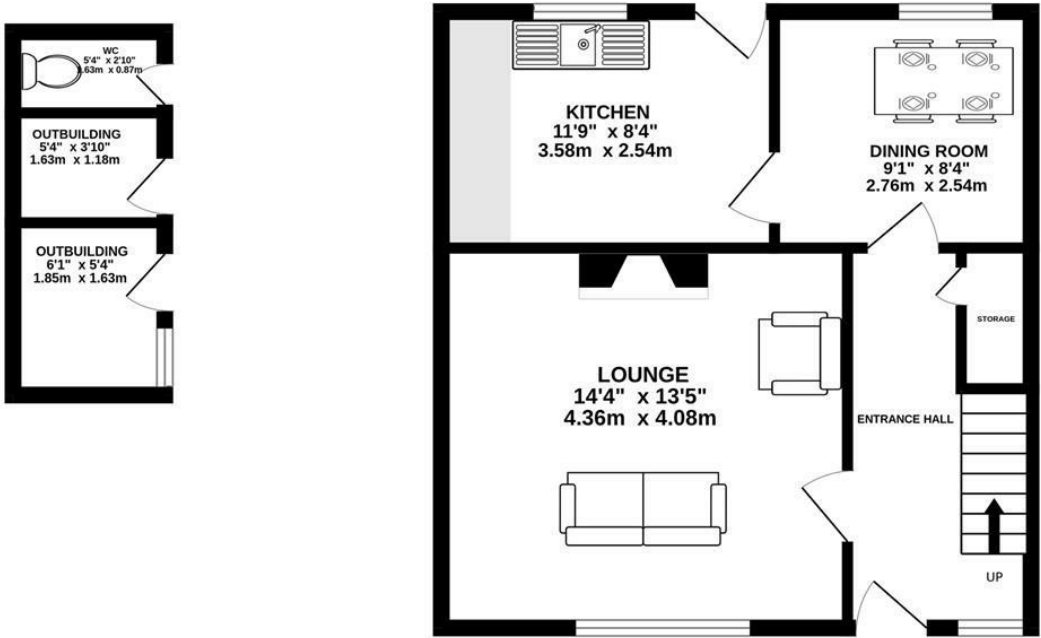




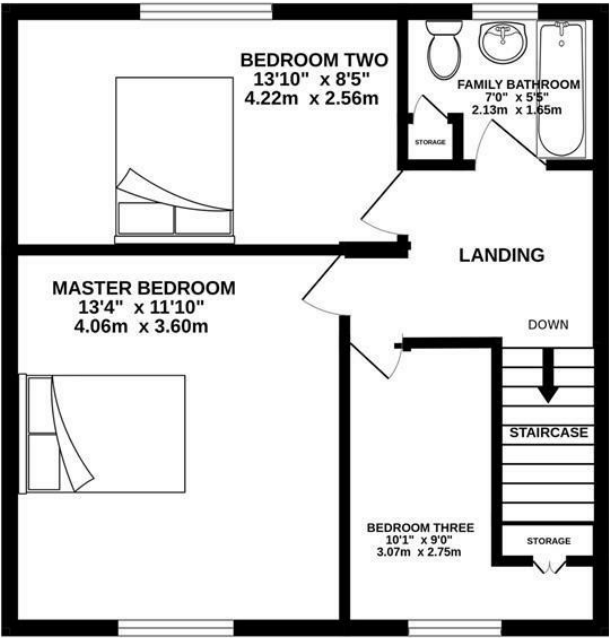


BEN ROSE

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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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	

