



Pilling Lane, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to the market this two-bedroom mid-terrace property, located in a sought-after residential area of Chorley. This property offers an excellent opportunity for those seeking a renovation project. While it requires modernisation throughout, its abundant potential makes it ideal for buyers looking to add their personal touch and unlock the property's true value. Conveniently situated, the home offers easy access to a wide range of local amenities. Excellent transport links, including nearby motorway connections and public transport options, make commuting straightforward. In addition, Chorley's array of shops, well-regarded schools, and leisure facilities are all within close reach.

Upon entering via the porch, you are welcomed into a spacious entrance hallway, with a staircase leading to the upper floor. To the left, the generous lounge features a large bay window overlooking the front of the property, offering plenty of natural light. Moving through, the dining room provides ample space for a family-sized dining table and benefits from under-stairs storage. To the rear, the kitchen includes an integrated oven and hob and offers direct access to the rear yard through a single door.

Upstairs, you'll find two well-proportioned bedrooms and a spacious three-piece family bathroom.

Externally, there is ample on-street parking available to the front of the property. At the rear, you'll find a good-sized, low-maintenance yard—ideal for outdoor seating or storage.







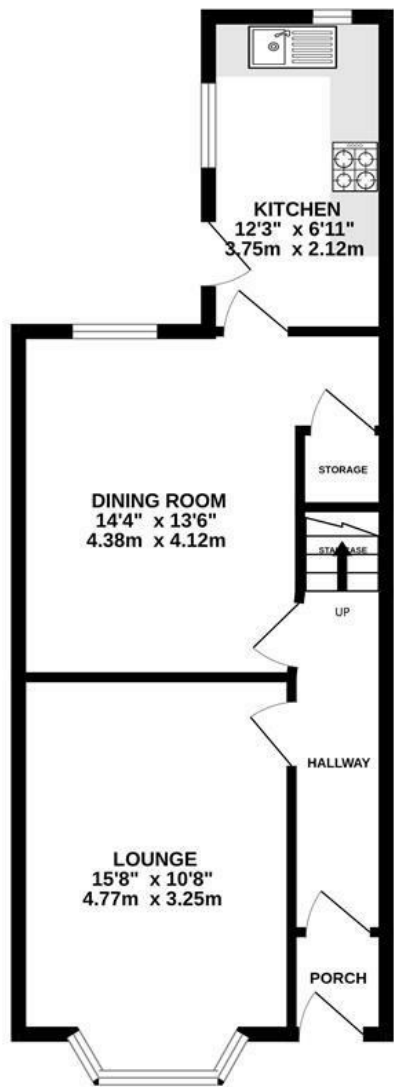




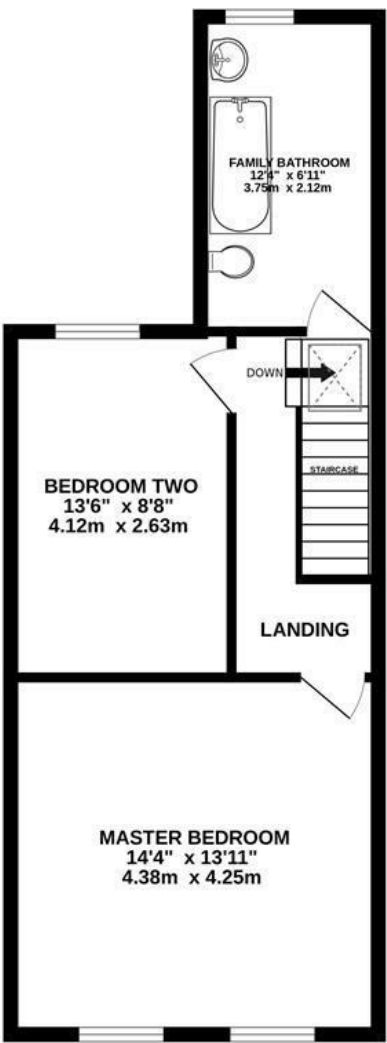


BEN ROSE

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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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	

