



## **Chorley New Road, Horwich, Bolton**

**Offers Over £139,995**

Ben Rose Estate Agents are delighted to present this charming mid-terrace, two-bedroom home to the market, situated in the highly desirable area of Horwich, Bolton. Perfectly suited to first-time buyers, the property offers a welcoming living space, thoughtfully designed for comfort and practicality. Its location provides the perfect blend of convenience and peace, with easy access to local amenities, excellent travel links, and a friendly residential atmosphere.

Upon entering the home, you are welcomed into a spacious lounge, featuring a front-facing window that fills the room with natural light and a cosy gas fireplace that creates a warm focal point. From here, the space flows seamlessly into the dining room, which easily accommodates a family dining table and benefits from an open-plan connection to the kitchen. The dining area also includes a generously sized under-stair storage cupboard, ideal for household essentials.

The kitchen itself is a good size, offering ample wall and base units, plenty of preparation space, and room for freestanding appliances. From here, there is direct access out to the rear yard, making it a practical space for everyday living.

Upstairs, the property continues to impress with two well-proportioned bedrooms. The master bedroom is particularly spacious, stretching across the full width of the house, offering a bright and comfortable retreat. The second bedroom also offers good dimensions and benefits from integrated storage over the stairs, maximising the available space. Completing the interior is a family bathroom fitted with a three-piece suite and an over-the-bath shower.

To the rear of the home is a beautifully maintained, south-facing yard that enjoys plenty of sunlight throughout the day. Surrounded by tall brick walls, it offers privacy and is not directly overlooked. A rear gate provides access to a back lane, where off-road parking is available, while additional parking can be found at the front of the property.

This home has seen thoughtful updates in recent years, including a new boiler installed in 2022 and a new kitchen roof fitted in 2023, offering added peace of mind and modern comforts for the new owners. With its blend of character, space, and location, this property presents an excellent opportunity for those looking to step onto the property ladder in a sought-after and well-connected area.







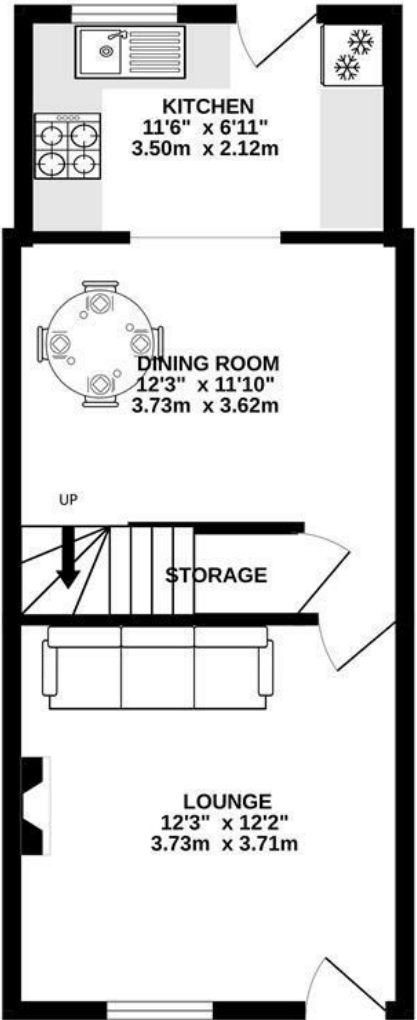




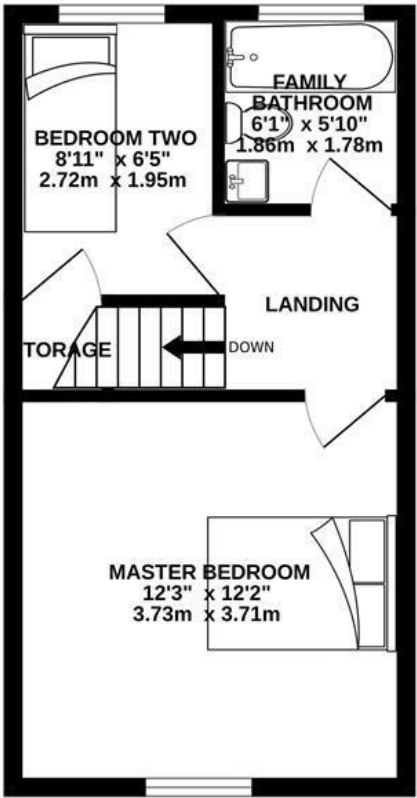


# BEN ROSE

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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.  
Made with Metropix ©2025



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 |                                                                                                             |           |
|                                             | 69                                                                                                          | 78        |
| 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  |           |

