



Duke Street, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom, mid-terrace home offered with NO ONWARDS CHAIN, located in a popular residential area of Chorley. This property is ideally suited for investors or those looking for a renovation project, with fantastic potential to create your own space or to transform it into a desirable buy-to-let. Positioned just a short walk from Chorley town centre, the home benefits from a wide array of local amenities including supermarkets, cafes, and schools. Excellent transport links are close by, with Chorley train station offering direct access to major cities such as Manchester and Preston. Bus routes and the nearby M61, M6, and M65 motorways make commuting simple and efficient, while Astley Park and the historic market town charm add further appeal to the location.

As you step through the front entrance, you are welcomed into a small entrance hall which opens into the main reception hallway. The lounge positioned at the front of the property, features a classic fireplace, adding character and charm to the space. Moving through, the spacious dining room provides ample room for family meals or entertaining. Beyond the dining area, a hallway leads to the kitchen, which is located at the rear of the home and offers scope for modernisation. Off the kitchen is a separate utility room, providing additional storage and access to a convenient WC, as well as a door leading out to the rear yard.

Ascending to the first floor, you are greeted by a generous gallery landing that connects to the three well-proportioned bedrooms. Each room offers great potential for redecoration or remodelling to suit your needs. Completing the upstairs layout is a three-piece family bathroom, offering ample space for a modern upgrade to enhance both function and value.

Externally, the property benefits from on-road parking to the front. To the rear is a low-maintenance yard, which provides access to a shared ginnel located behind the home – ideal for bin access and convenience.

With its prime location, strong transport links, and excellent investment potential, this property represents a fantastic opportunity for those looking to add value or build a portfolio in the heart of Chorley.













BEN ROSE



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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