



## **Bolton Road, Chorley**

**Offers Over £249,995**

Ben Rose Estate Agents are delighted to bring to market this exceptional opportunity to purchase a charming Victorian three-bedroom semi-detached home, beautifully positioned just a short walk from Chorley Town Centre. This stunning residence offers spacious and versatile accommodation throughout whilst retaining a number of original features that add warmth and timeless appeal. With well-connected local transport links including the M6 and M61 rarely does such a generously proportioned home come to market, and viewing is essential to fully appreciate the scale and flexibility it offers.

As you step inside, you're welcomed by an inviting entrance porch that leads into a spacious hallway. The hallway provides access to all ground floor rooms, along with convenient under stair storage and the staircase to the first floor. At the front of the home, the large dining room enjoys dual aspect windows, including a beautiful feature bay window that floods the space with natural light. Adjacent to the dining room is the generously sized lounge, which also benefits from a traditional fireplace, another bay window, and additional dual aspect windows that create a bright and welcoming space ideal for relaxing or entertaining. Towards the rear and completing the ground floor is the extended kitchen/breakfast room. This delightful space stretches impressively in length, offering a great family space complete with, a breakfast bar, abundance of wall and base units and integrated appliances with direct access out to the garden.

Ascending to the first floor, you'll find three well-proportioned bedrooms. The master bedroom is situated at the front of the property and features a striking bay window that enhances its bright and airy feel. Both the master and second bedroom are generous doubles, each enjoying dual aspect windows that maximise natural light. The family bathroom, also on this floor, is ideally located to serve all three bedrooms.

Externally, the home is set within its own attractive and private plot. The front garden is easy to maintain, with a driveway that runs alongside the house, leading to a detached single garage. To the rear, a beautifully mature and private garden awaits, not overlooked and complete with a well-maintained lawn, an abundance of established plants and shrubs, and additional parking. The driveway itself offers ample space for multiple vehicles, completing this exceptional offering.





















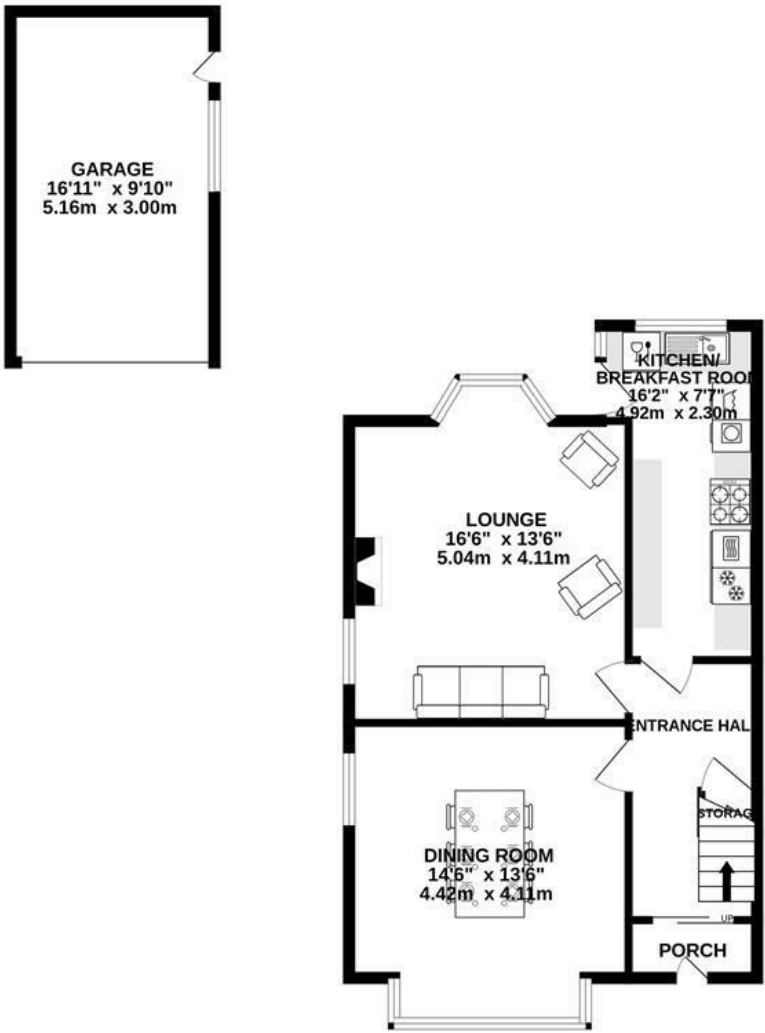




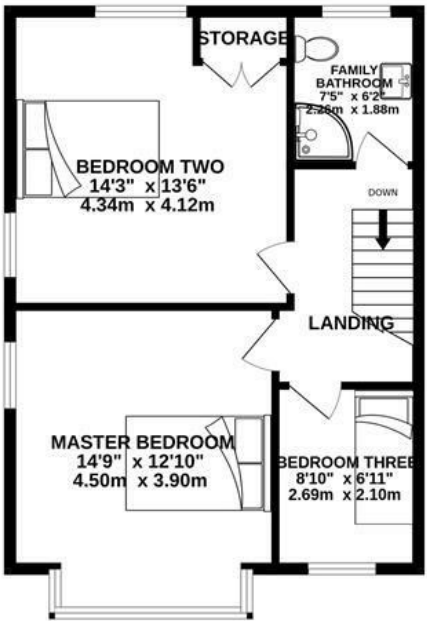


# BEN ROSE

GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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		
	59	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	

