



Mountbatten Road, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this spacious bright two-bedroom bungalow located in a desirable and peaceful area of Chorley. Offering a generous layout with the convenience of single-level living, this property is ideal for those seeking a home for retirement or simply the ease and accessibility a bungalow provides. Set within a residential location, the home is within close reach of local shops, medical facilities, and leisure amenities, while Chorley town centre is just a short drive away, providing supermarkets, cafés, and markets. Excellent transport connections include nearby bus routes, Chorley Train Station, and convenient access to the M6, M61 and M65 motorways, making it perfectly positioned for travel to Preston, Bolton, and Manchester. The surrounding area also offers beautiful walking spots such as Astley Park and a range of local community facilities.

Stepping inside, you are welcomed by a spacious entrance hall providing easy access to all rooms, along with pull-down loft access leading to a large boarded attic space – ideal for additional storage or the potential to create a third bedroom (subject to planning permissions). The generous lounge/diner is a warm and inviting space, complete with a feature gas fireplace and ample room for both comfortable seating and a family-sized dining table. The kitchen, overlooking the garden, is well-equipped and functional. It boasts an integrated oven and electric hob, along with plenty of storage, and leads through to a cosy conservatory – perfect for enjoying the outdoor views in all seasons.

Both bedrooms are well proportioned doubles, with the master bedroom benefiting from fitted wardrobes and a large rear facing window that floods the room with natural light. The second bedroom is equally bright and spacious, while the property's functional shower room completes the interior layout.

Externally, the home enjoys a well-maintained front lawn alongside a driveway with parking for two vehicles. To the rear lies one of the property's real highlights – a large and versatile garden featuring lawned areas, a raised flagged patio, and mature bushes. The property also boasts a substantial garage, currently separated into a workshop and a utility space housing a washer, dryer, and sink, providing excellent practicality.

While the home would benefit from some modernisation, it offers an amazing amount of space and a blank canvas for the new owner to create their perfect home. With its generous rooms, ample storage, and attractive garden, all set within a quiet and well-connected location, this is a rare opportunity not to be missed. Viewings are highly recommended.





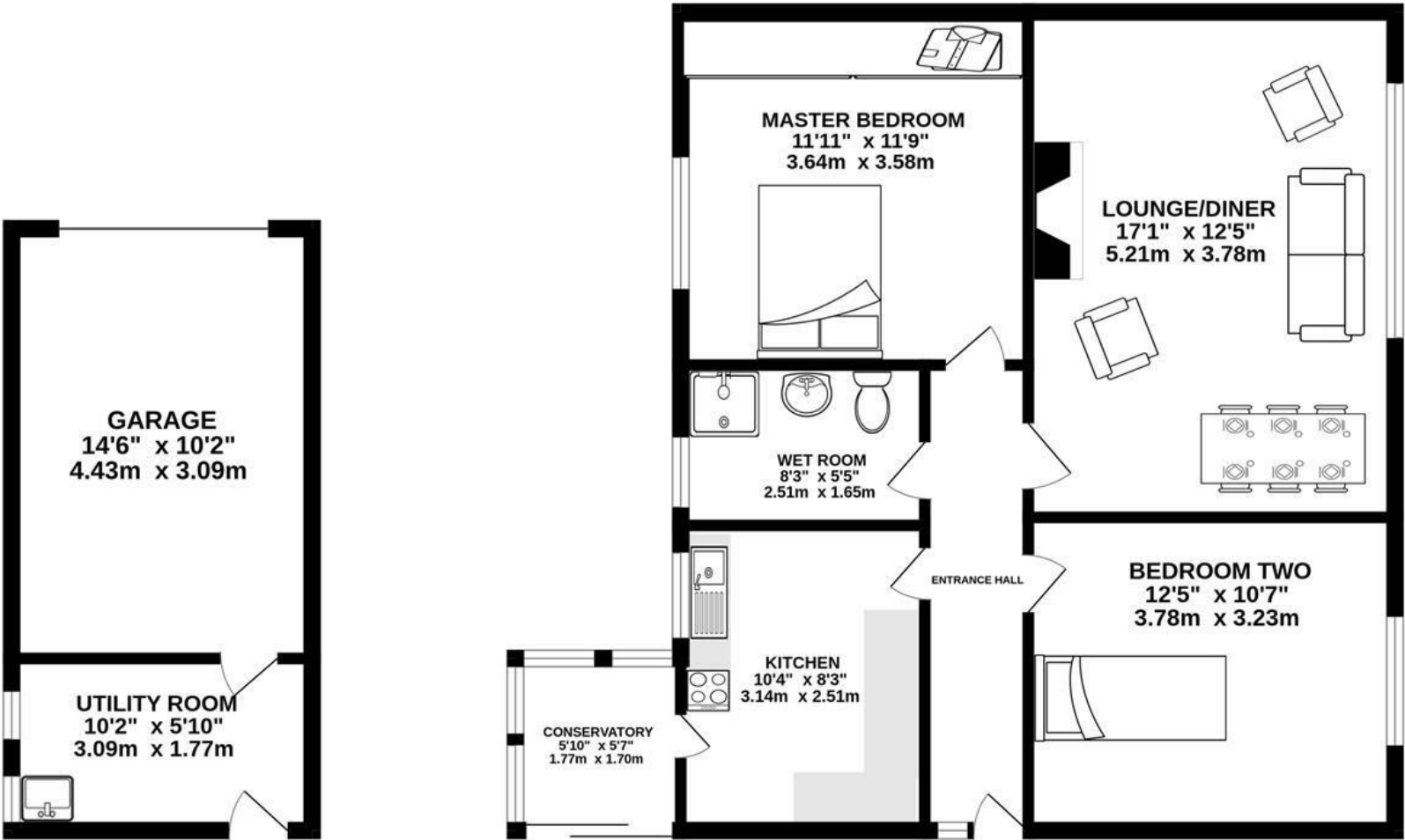









GROUND FLOOR
899 sq.ft. (83.6 sq.m.) approx.




TOTAL FLOOR AREA : 899 sq.ft. (83.6 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 | | 78 |
| (55-68) D | 66 | |
| (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 |  |

