



Bolton Road, Chorley

Offers Over £149,995

Ben Rose Estate Agents are delighted to present to the market this charming three-bedroom mid-terrace home, ideally positioned within walking distance of Chorley Town Centre and nestled in a highly desirable residential area on Bolton Road. The location offers excellent accessibility for commuters, with convenient links to major northwest towns and cities via the nearby M6 and M61 motorways. The property also benefits from being surrounded by the beautiful Lancashire countryside, along with access to well-regarded local schools, nurseries, and everyday amenities. With no onward chain, this home presents a fantastic opportunity for first-time buyers or investors and early viewing is highly recommended.

Stepping inside, the property opens with a welcoming porch that leads into a bright entrance hallway. At the front of the home lies a spacious living room featuring a large bay window that fills the room with natural light, complimented by a characterful feature fireplace. This area flows seamlessly into a second reception room, currently used as a dining room, which is generous in size and easily accommodates a large family dining table. This space also provides handy access to under-stair storage and leads through to the kitchen at the rear.

The kitchen has been recently fitted and offers an extensive range of wall and base units along its generous length, incorporating both integrated and free-standing appliances, and provides access out to the rear yard.

Upstairs, the first floor hosts a good-sized family bathroom fitted with a white three-piece suite, including a corner bath and integrated storage. There are three well-proportioned bedrooms, with two being spacious doubles and the third a comfortable single, ideal for use as a nursery or a home office depending on personal needs.

To the rear, the property boasts a well-sized, low-maintenance flagged yard, enclosed by tall brick walls for added privacy and not overlooked by neighbouring properties. Additional upgrades include the installation of radiators and a boiler in 2019, ensuring comfort and efficiency throughout.







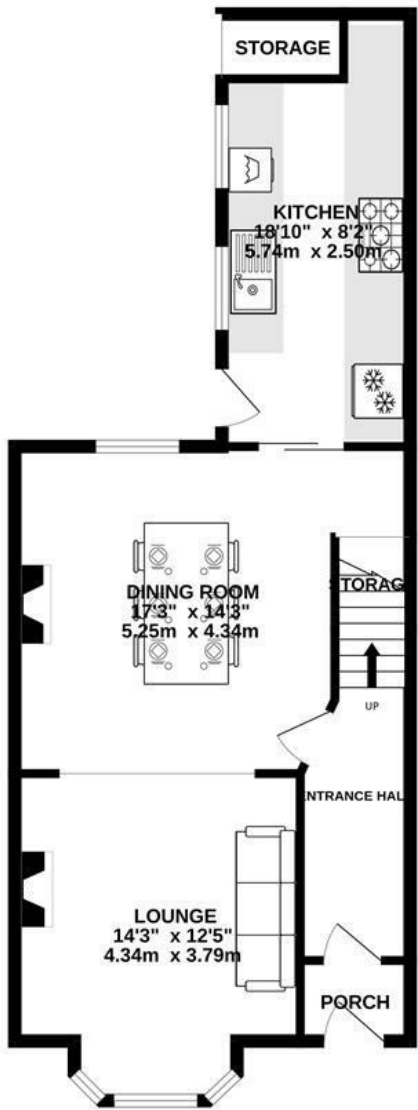




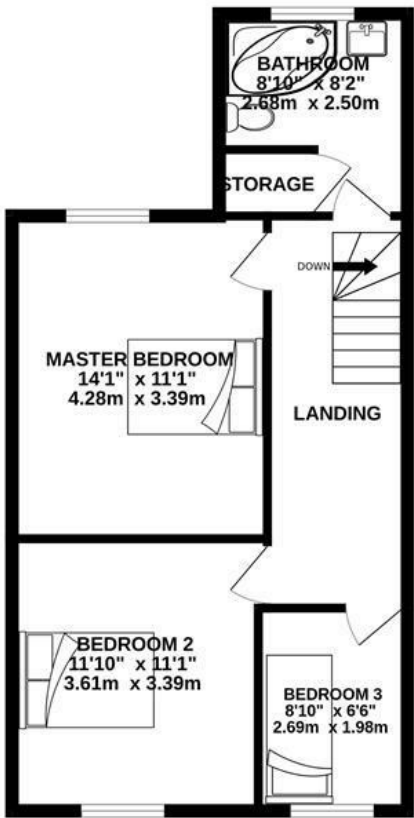


BEN ROSE

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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		
(55-68) D	59	74
(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	29	61
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

