



Wellington Street, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom, mid-terrace property, ideally situated within Chorley town centre. This charming home is offered with NO ONWARD CHAIN, making it an excellent opportunity for first-time buyers or investors. The property benefits from being within walking distance of local shops, cafes, schools, and supermarkets, as well as Astley Park, one of Chorley's most popular green spaces. For commuters, Chorley train station is nearby, offering direct links to Manchester and Preston, while major motorway connections including the M61 and M6 are easily accessible for travel across the North West.

Stepping inside, you're welcomed into an open-plan ground floor layout that creates a bright and inviting living space. The front lounge features a cosy atmosphere with a central fireplace and an open staircase leading to the first floor, adding to the home's character. The space flows seamlessly into the kitchen/diner at the rear, complete with an integrated oven, ample worktop space, and room for a dining table, making it an ideal area for entertaining or family meals. From here, a rear door provides direct access to the garden.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, each offering versatile space suitable for sleeping, home working, or storage. The accommodation is completed by a three-piece family bathroom, fitted with a bath and overhead shower providing added convenience.

Externally, the property offers on-road parking to the front, while to the rear is a private garden with access to a rear ginnel, ideal for bins or storage.

With its central location, modern layout, and no onward chain, this delightful property presents a fantastic opportunity to step onto the property ladder in the heart of Chorley.







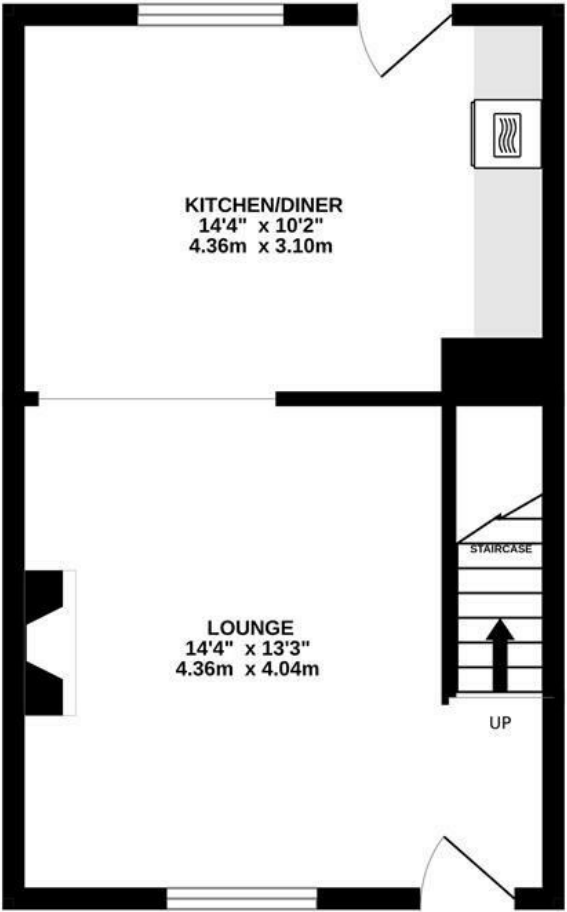




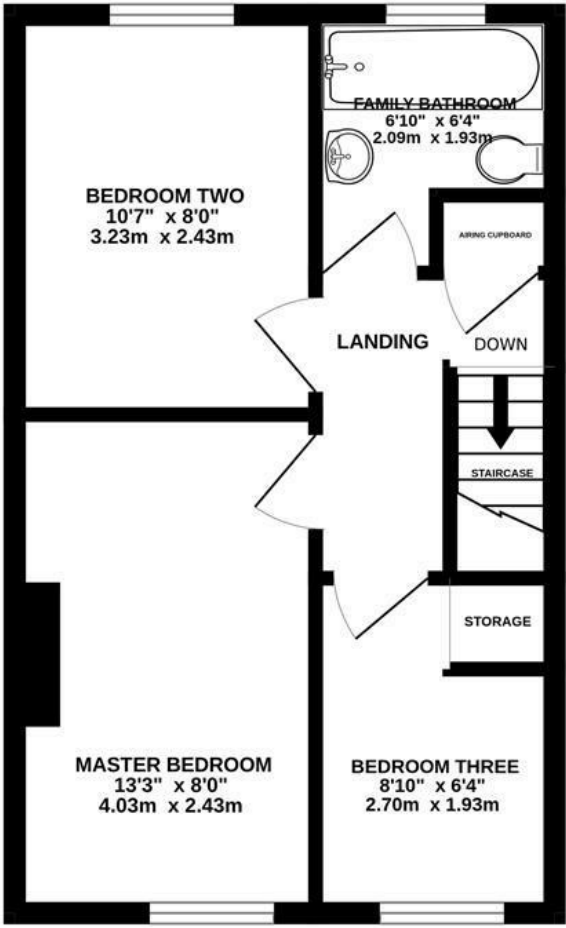


BEN ROSE

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

