



Whittam Road, Chorley

Offers Over £89,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace property, located just a short walk from Chorley town centre. Offering an exciting opportunity for first-time buyers, couples or investors, the home is in need of some modernisation and TLC but presents fantastic potential to create a spacious and well-situated home. Perfectly positioned, the property enjoys excellent access to local amenities including supermarkets, restaurants, pubs, and well-regarded schools. For those who enjoy the outdoors, both Astley Park and Yarrow Valley Park are nearby, offering scenic walks and green space. Excellent transport links are also within easy reach, with Chorley rail station providing direct services to Preston and Manchester, while the M6 and M61 motorways are only a short drive away, connecting the property to neighbouring towns such as Preston, Blackburn and Wigan.

Stepping inside, the ground floor comprises a welcoming entrance hall that leads into the front lounge. This room is well-sized and benefits from a bright aspect, making it an ideal family space. To the rear lies a generously proportioned dining room, offering plenty of scope for entertaining and everyday living. The galley kitchen sits beyond, with direct access to the rear garden, while a convenient ground floor shower room completes the downstairs accommodation. With thoughtful updating, the ground floor has the potential to be transformed into a modern and versatile living area.

To the first floor, the property continues with three bedrooms. The large master bedroom spans the full width of the house and offers excellent storage opportunities. The second bedroom is also a comfortable double, while the third bedroom would serve well as a single room, nursery or home office.

Externally, the home benefits from on-street parking to the front. To the rear is a paved garden that, with some enhancement, could provide a private and low-maintenance outdoor retreat.

In summary, this property represents an excellent investment or first home opportunity, with spacious rooms and a prime location close to Chorley town centre and excellent transport links. With some updating, it has the potential to become a welcoming home tailored to the new owner's taste and needs.







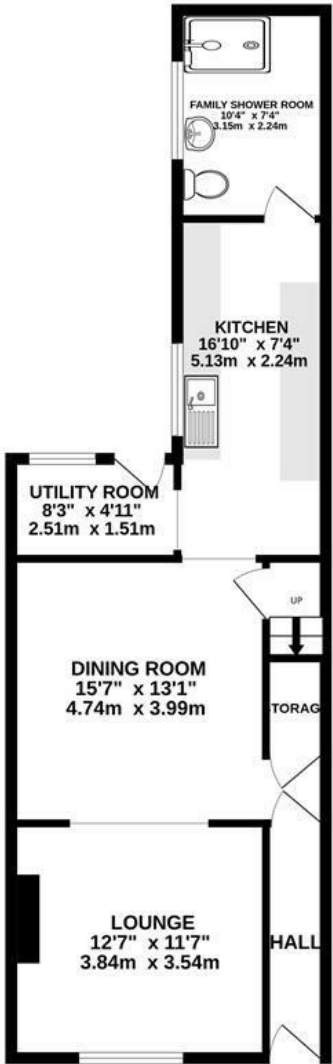




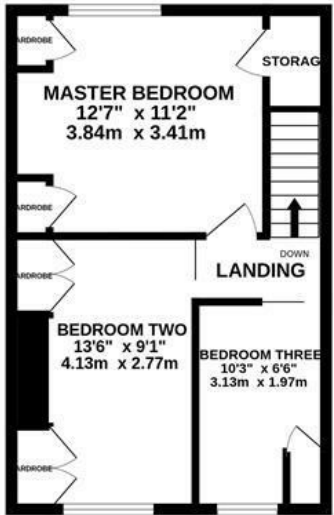


BEN ROSE

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	30	
(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		

