



Southport Terrace, Chorley

Offers Over £69,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property, ideally located just outside Chorley town centre. Offering excellent potential as a renovation project, this home provides prospective buyers with the opportunity to add value and create their ideal living space. The property is conveniently situated close to local amenities, including shops, schools, and cafés, with Chorley train station and regular bus routes nearby for effortless commuting. Excellent transport links also provide easy access to the M6 and M61 motorways, connecting the home to Preston, Bolton, and Manchester.

The ground floor comprises a spacious front lounge, featuring a charming fireplace and a large front-facing window that fills the room with natural light. The generous kitchen offers ample storage and space for freestanding appliances, with a single door providing access to the rear yard.

Upstairs, there are two well-proportioned bedrooms, with the master bedroom particularly spacious. The three-piece family bathroom, complete with an over-bath shower, completes the first floor.

Externally, the property benefits from plentiful on-street parking to the front, while the rear features a well-maintained yard and a convenient storage shed.

Early viewing is highly recommended to avoid disappointment.







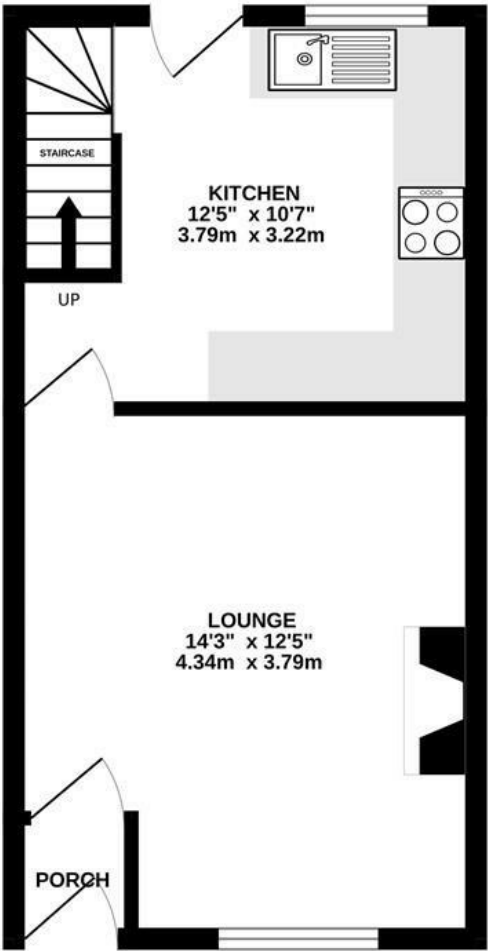




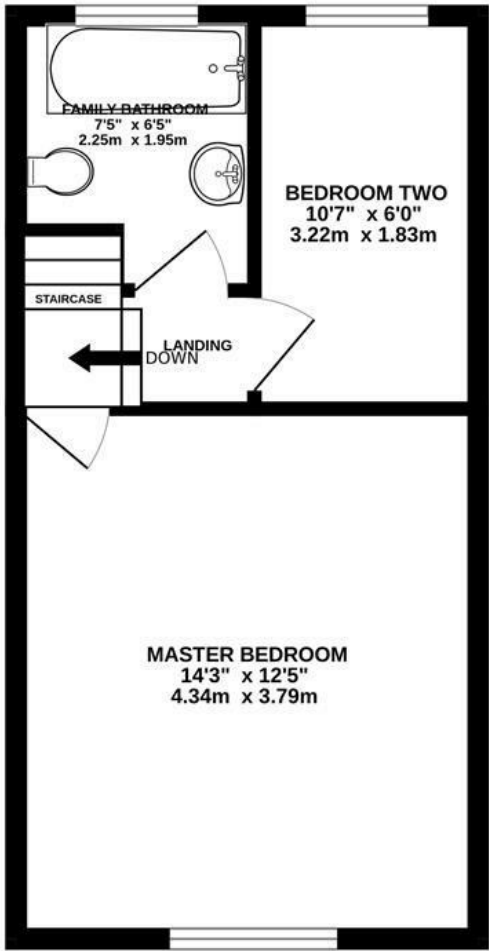


BEN ROSE

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
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	

