



## Birch Road, Chorley

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom end-terrace home, ideally situated in a popular and convenient area of Chorley. Offering fantastic potential throughout, this property would make an ideal purchase for first-time buyers, couples, or small families looking to put their own stamp on a spacious home. The property enjoys a prime location within walking distance of Chorley town centre, providing easy access to an excellent range of local shops, supermarkets, restaurants, pubs, and schools. Commuters will also appreciate the excellent travel links available nearby, including Chorley train station with direct services to Preston and Manchester, as well as superb bus connections to surrounding towns such as Blackburn, Leyland, and Wigan. The M6 and M61 motorways are just a short drive away, offering easy access across the North West.

Stepping inside, the property briefly comprises an entrance hall leading into a spacious front lounge, filled with natural light and offering great potential for a cosy family living space. The lounge opens through to a dining room, ideal for family meals or entertaining guests, which in turn provides access via French doors to a bright conservatory overlooking the rear garden. The modern fitted kitchen is located to the rear of the property and features a range of wall and base units, built-in appliances, and generous worktop space. From here, you'll find access to the side extension, currently used as a utility area but offering excellent flexibility to be converted into a family room, home office, or playroom, depending on your needs.

To the first floor, the home offers two generously sized double bedrooms, both with space for additional furniture and plenty of natural light. Completing this floor is the three-piece family bathroom, comprising a bath with overhead shower, WC, and wash basin.

Externally, the property benefits from a driveway providing off-road parking for one car, as well as a low-maintenance front garden. To the rear, you'll find a private garden with a lawned area and paved seating space, offering a lovely outdoor retreat that, with a little TLC, could be transformed into a charming and relaxing space.

In summary, this property presents a wonderful opportunity to create a beautiful family home in a sought-after and well-connected part of Chorley — early viewing is highly recommended.





















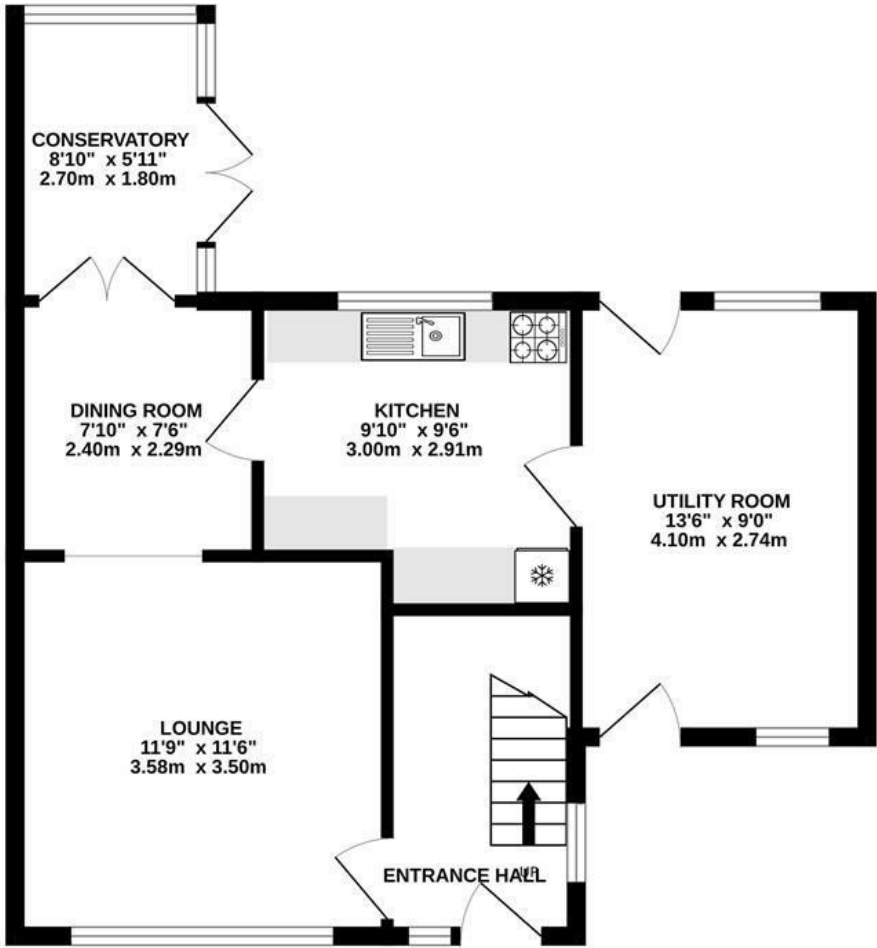




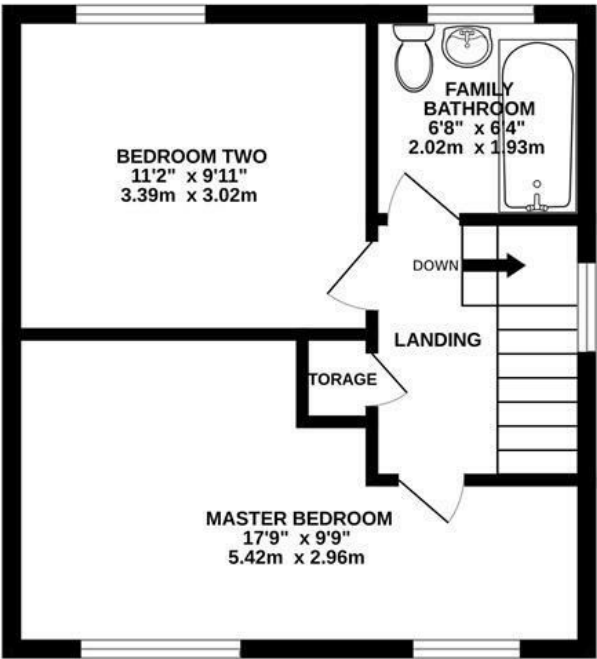


# BEN ROSE

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

