



Balcarres Road, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom mid-terrace property, ideally located within walking distance of Chorley town centre. Perfect for a first-time buyer or investor, the home is well-situated for commuting to all major North West towns and cities via the M6 and M61 motorways, as well as excellent public transport links. The property also benefits from close proximity to superb local schools, shops, and amenities.

Stepping into the property through the welcoming entrance porch, you are greeted by the spacious lounge, which boasts a beautiful bay window overlooking the front aspect. From here, you move through to the generously sized kitchen/diner, complete with an integrated oven and hob, convenient understairs storage, and ample room for a family dining table. A single door provides direct access out to the rear garden.

Upstairs, you will find two well-proportioned double bedrooms, with the master benefitting from a private ensuite shower area. The accommodation is completed by the three-piece family bathroom, featuring an over-bath shower.

Externally, the front of the property features a walled garden alongside ample on-road parking. To the rear, you'll find a generously sized garden with a low-maintenance faux lawn and plenty of space for outdoor furniture. Adding further appeal, the original wash house has been converted back into a convenient outdoor WC ideal for enhancing the outdoor space when entertaining.

Early viewing is highly recommended to avoid disappointment.







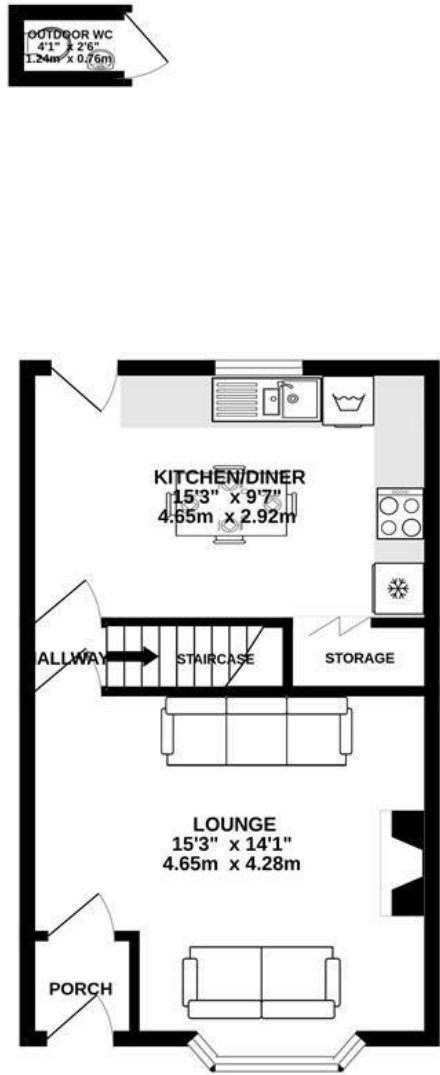




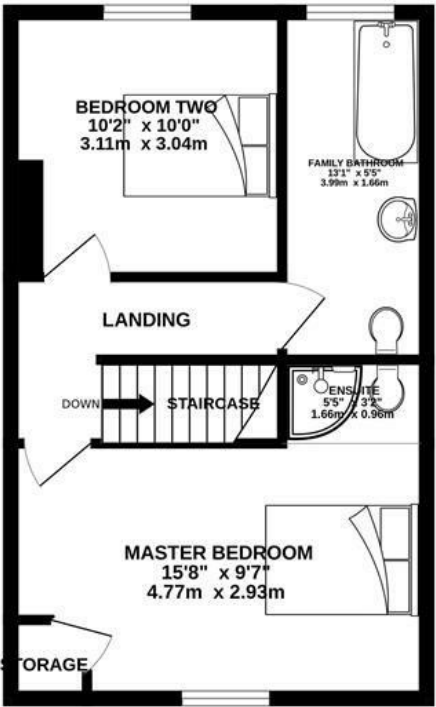


BEN ROSE

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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		79
(55-68) D	65	
(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		75
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

