



Russell Square West, Chorley

Offers Over £164,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi detached home, ideally situated in a popular and well-connected area of Chorley, Lancashire. This charming property offers a perfect blend of modern living and traditional character, making it an ideal purchase for first-time buyers, couples, or small families. The home enjoys a highly convenient location within walking distance of Chorley town centre, which offers an excellent range of local shops, supermarkets, restaurants, pubs, and well-regarded schools. For those who commute, Chorley train station provides direct rail links to Preston and Manchester, while excellent bus connections are available to Preston, Blackburn, and Wigan. The nearby M6 and M61 motorways also offer quick and easy access to surrounding towns and cities, including Leyland and Preston, making this an ideal spot for those seeking a balance of convenience and community.

Stepping inside, the property opens with a welcoming entrance porch and hallway, leading through to the spacious front lounge. This beautifully lit room features a large bay window, allowing plenty of natural light to flood the space and creating a warm and inviting atmosphere — perfect for relaxing with family or entertaining guests. Towards the rear of the home is the impressive open-plan kitchen and dining room, which spans the full width of the property. This area has been fitted with modern cabinetry, ample worktop space, and an integrated dishwasher. There is room for a large dining table, making it the ideal space for family meals or social gatherings.

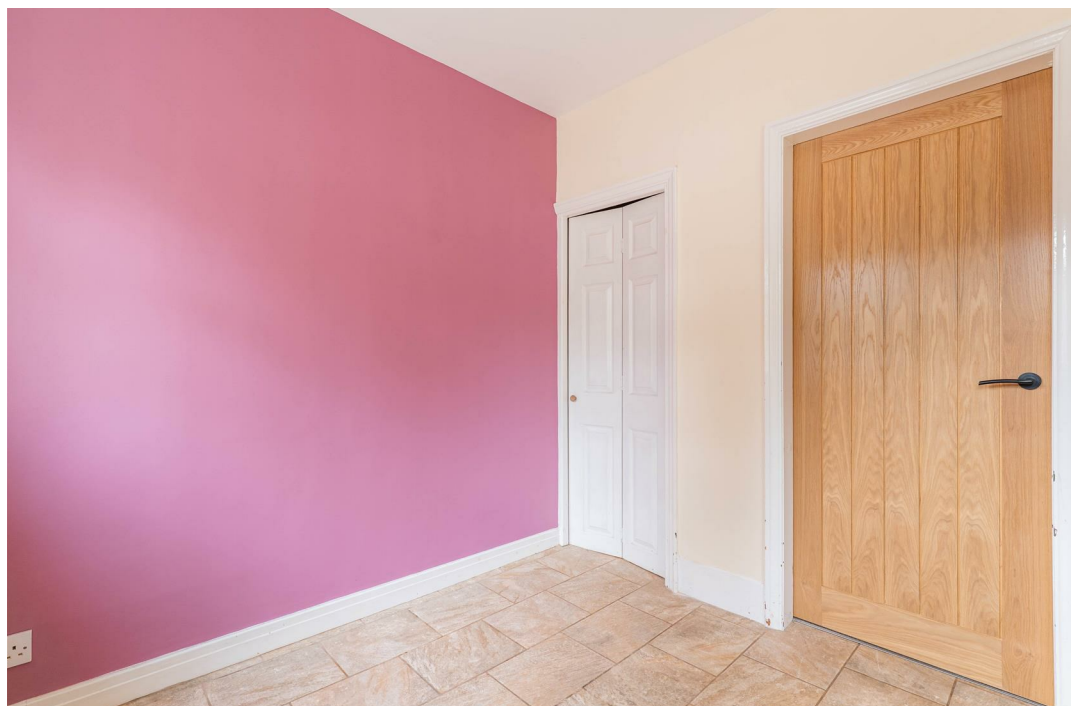
Moving upstairs, the property offers two generously sized double bedrooms, each tastefully decorated and flooded with natural light. The master bedroom, situated at the front of the property, features a charming bay window that enhances the sense of space and character. The second double bedroom overlooks the rear garden, offering a peaceful retreat. Completing the first floor is the modern three-piece family bathroom, fitted with a sleek suite including a bath with overhead shower, wash basin, and WC.

Externally, the home benefits from a detached single garage offering additional storage or workshop space. To the rear, the large, low-maintenance garden is mainly paved, providing an ideal area for outdoor dining and relaxation.

In summary, this delightful semi detached property offers stylish and practical living in a sought-after location, close to all local amenities and excellent transport links — a fantastic opportunity for those looking to settle in the heart of Chorley.





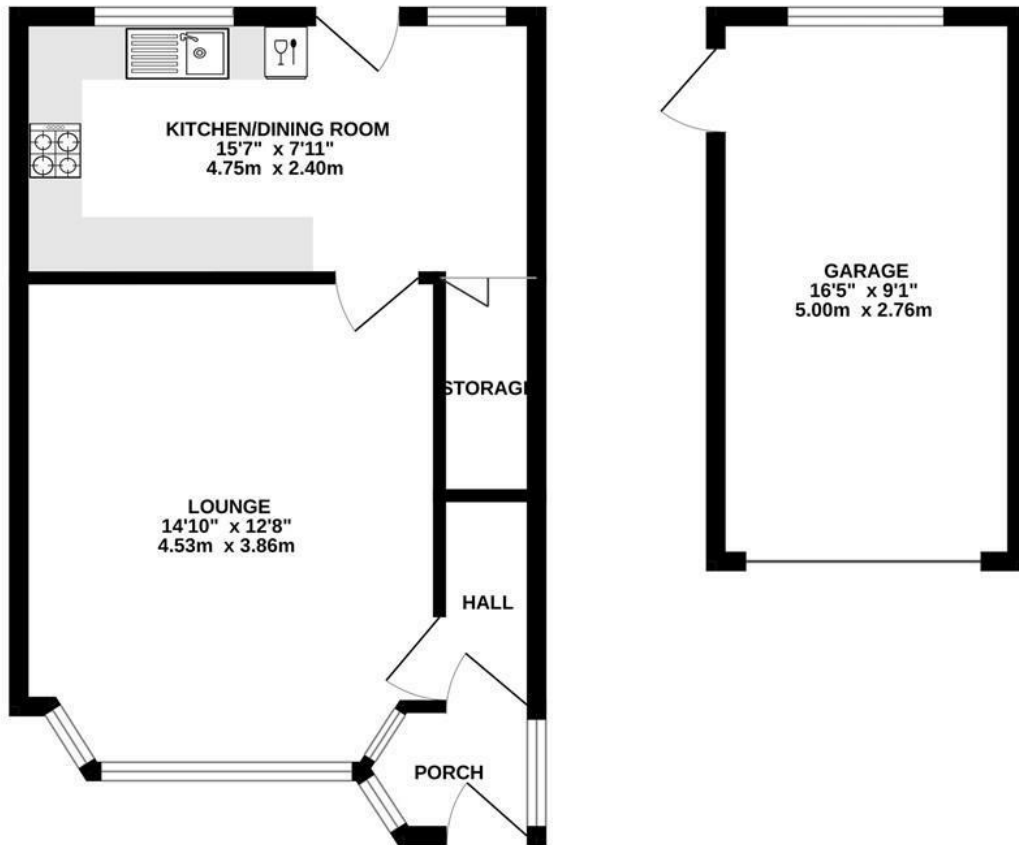




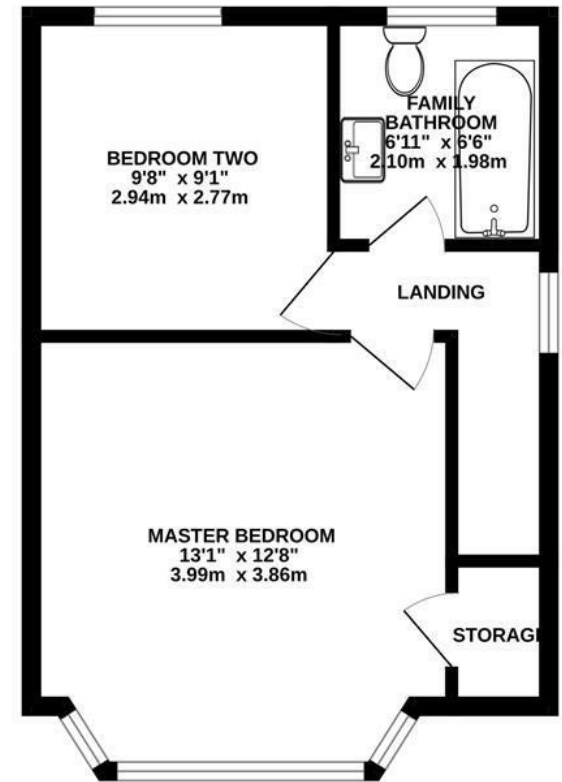




GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.

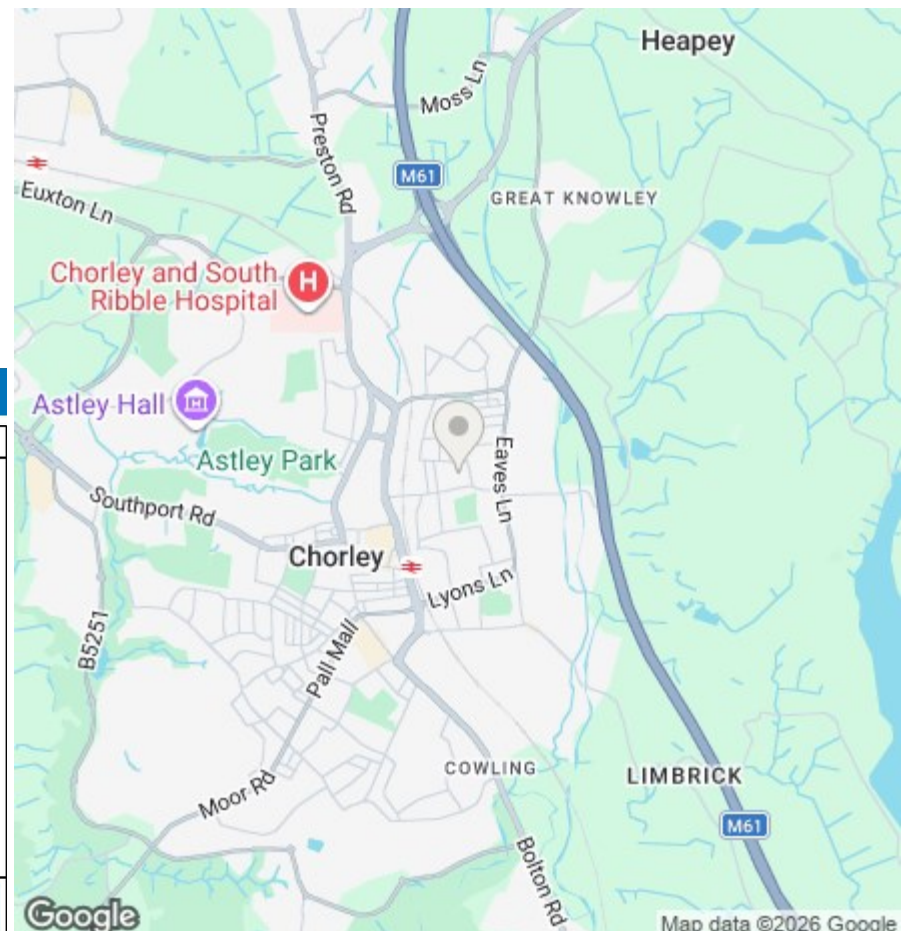


TOTAL FLOOR AREA : 852 sq.ft. (79.1 sq.m.) approx.

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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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	84

Environmental Impact (CO₂) 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	