



Doris Street, Chorley

Offers Over £169,995

Ben Rose Estate Agents are delighted to bring to market this well-presented three-bedroom semi-detached home, ideally located just a short walk from Chorley town centre. Perfectly suited to a couple or small family, the property enjoys a highly convenient position close to excellent local schools, shops, and amenities. It also benefits from superb transport links, with the nearby train station and easy access to the M6 and M61 motorways, making it ideal for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. On the right, you will enter the spacious lounge, which features a large bay window overlooking the front aspect, allowing plenty of natural light to fill the room. From here, you will move through to the kitchen. The contemporary fitted kitchen offers ample storage and space for freestanding appliances, along with an integrated oven and hob. Double patio doors open directly onto the rear garden, creating a bright and airy feel. Just off the kitchen is a generously sized dining room. This versatile space provides ample room for a family dining table and benefits from dual aspect windows to the front and rear, making it an ideal area for dining or as additional living space.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles. A modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

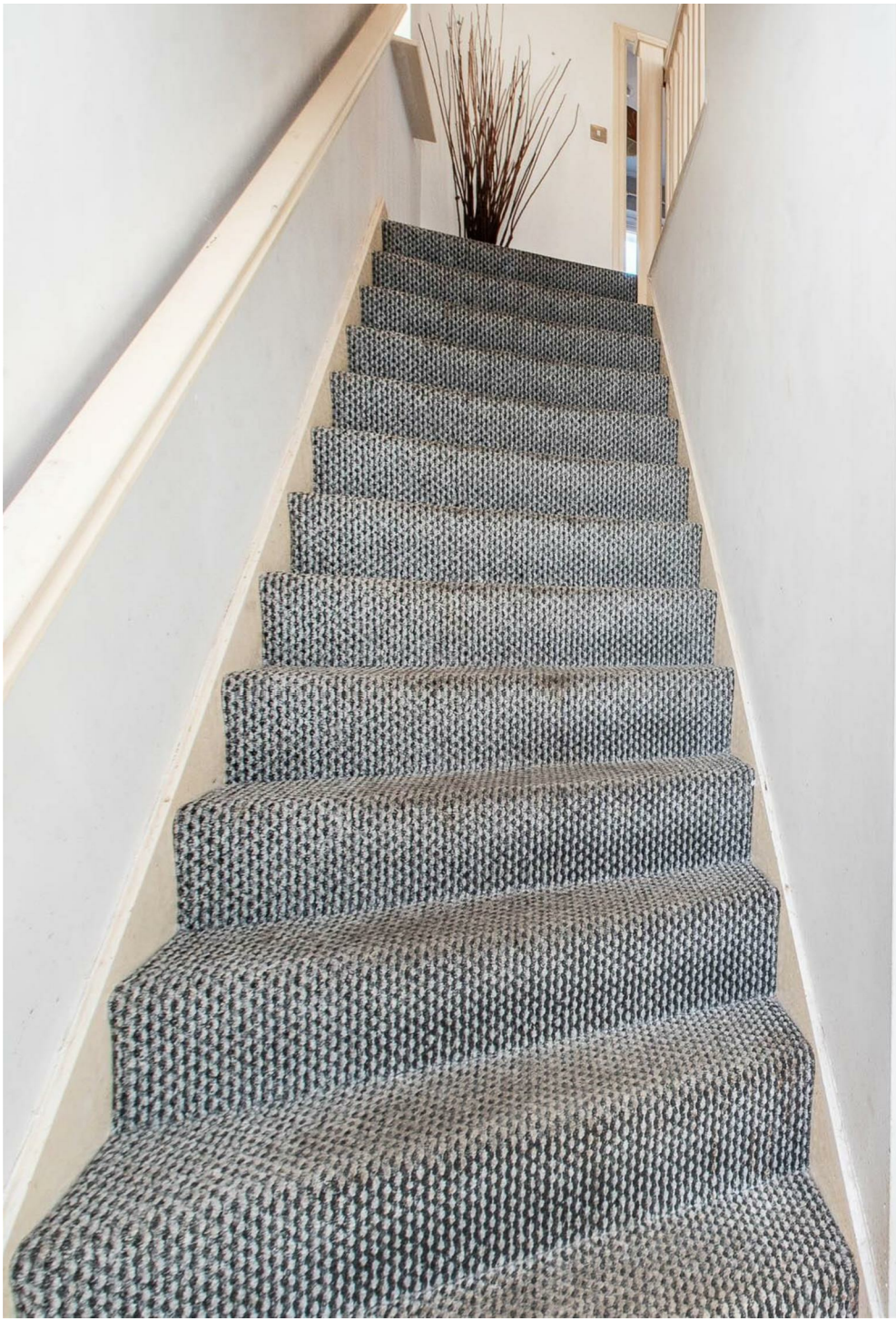
Externally, the front of the property boasts a private driveway providing off-road parking for one vehicle, with additional on-street parking available. To the rear is a generously sized, low-maintenance garden, featuring flagged and loose stone patio areas - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





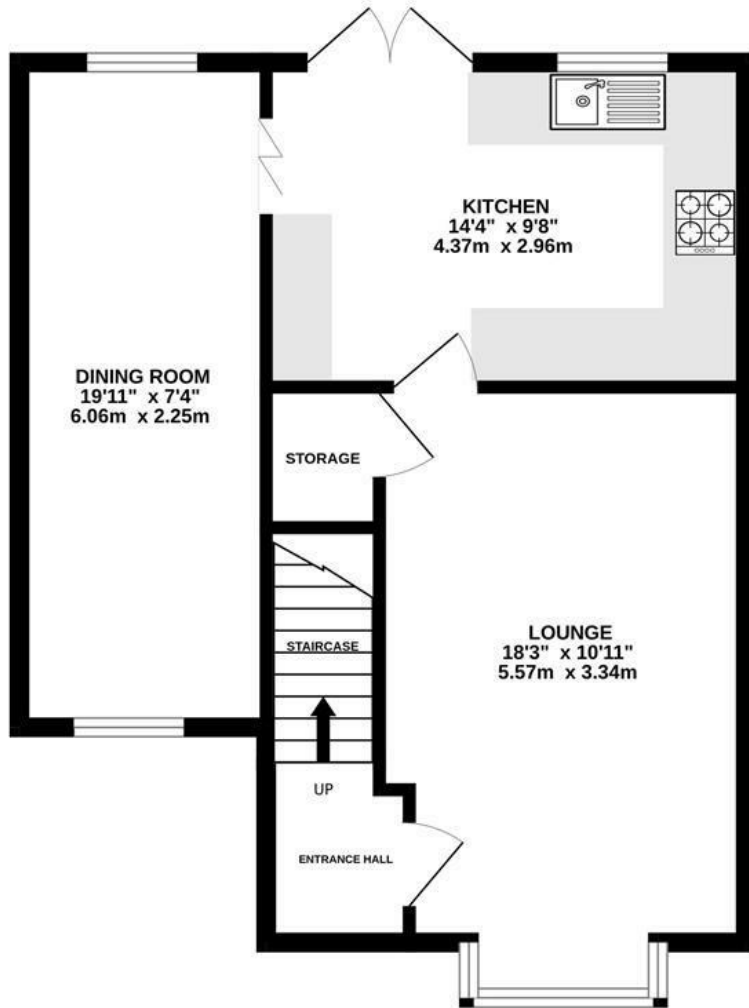




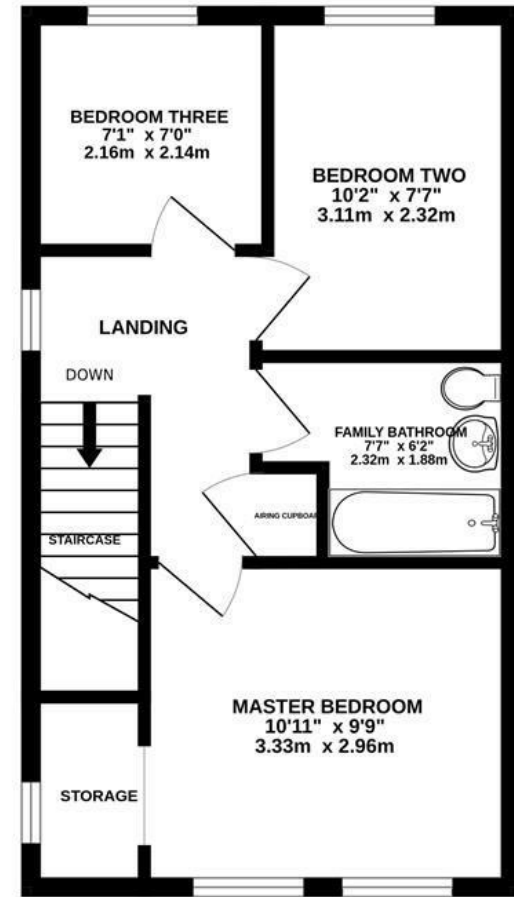




GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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 (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	

