



## Whittam Road, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are delighted to present this two-bedroom end-terrace home located in the heart of Chorley, offering an ideal opportunity for first-time buyers or buy-to-let investors. This property holds great potential as a renovation project and is available with no onward chain. Its prime location allows residents to easily access Chorley town centre on foot, where a variety of local amenities await, including supermarkets, cafes, and restaurants. The property also benefits from excellent travel links, with Chorley train station providing direct routes to Manchester and Preston. Additionally, nearby bus services and convenient access to the M61 and M6 motorways make commuting straightforward.

Upon entering the property, you are welcomed into the entrance porch, which leads into the hallway, giving access to the staircase and all ground floor rooms. At the front of the house is the lounge, featuring a good sized front-facing window that fills the room with natural light. This cosy living area comfortably accommodates a large sofa set and additional furnishings, creating an inviting space to relax. Towards the rear of the home is the kitchen/diner, fitted with ample wall and base units and providing space for freestanding appliances and a family dining table. This area also offers access to a generous under-stair storage cupboard and the rear garden.

Ascending to the first floor, there are two well-proportioned bedrooms. The master bedroom is particularly spacious, spanning the full width of the property and offering ample room for bedroom furniture. Completing the first floor is a three-piece family bathroom that includes an over-the-bath shower.

Externally, on-road parking is available at the front of the property. At the rear, there is a generously sized garden that offers a low-maintenance outdoor space, perfect for relaxation or entertaining.

With its superb location and significant potential, this property presents an excellent opportunity for buyers looking to personalise and add value to their new home.





















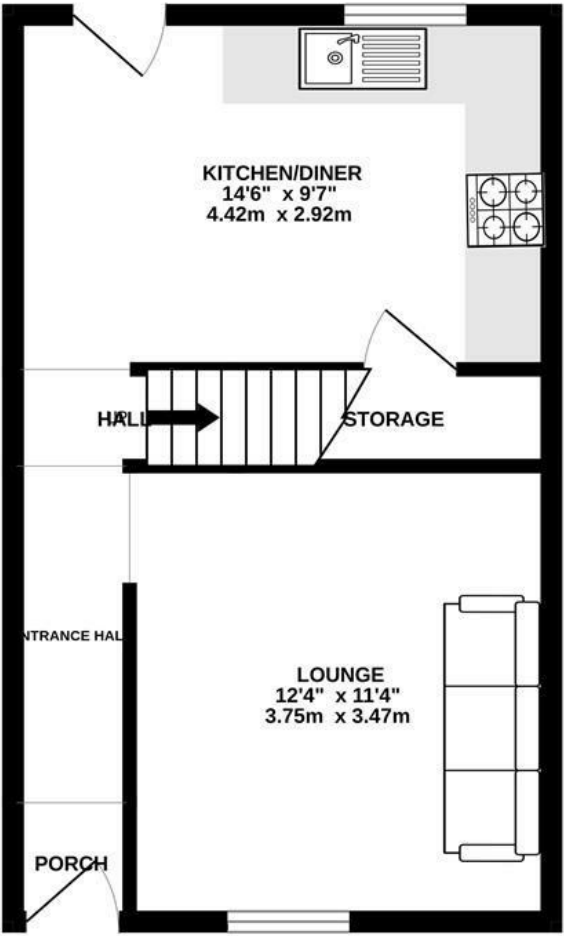




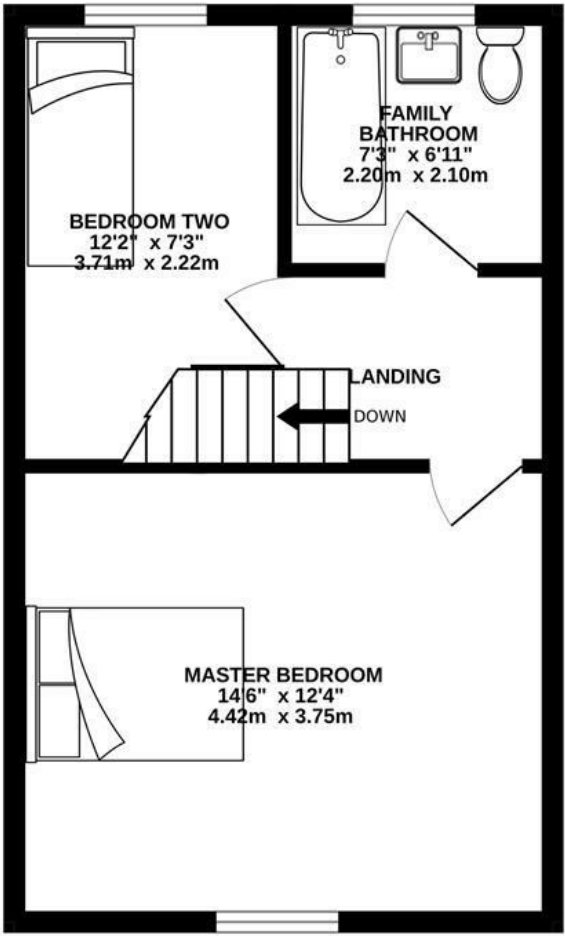


# BEN ROSE

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.





TOTAL FLOOR AREA : 711 sq.ft. (66.0 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                                 | <div>70</div> | <div>85</div>   |
| (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  |

