



## Greenhalgh Lane, Anderton, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced home, set along a picturesque lane in the sought-after village of Anderton, Chorley. Boasting generous room sizes and a wealth of character features throughout, this delightful property is ideal for couples looking for a home with both charm and practicality. The setting offers a peaceful, semi-rural feel with attractive greenery to the front, while still remaining conveniently positioned for everyday living. Excellent travel links are within easy reach, including nearby train stations providing routes into Chorley, Preston and Manchester, as well as accessible bus services and the M61 motorway network for commuters. A range of local amenities can be found close by, including shops, cafes, and leisure facilities, with the popular Rivington countryside and reservoirs also just a short distance away for those who enjoy the outdoors.

Upon entering the home, you are welcomed into a small porch that leads through to a spacious lounge. This impressive room is full of character, featuring tall ceilings, a beautiful stained glass window, and a striking feature fireplace that creates a cosy focal point. Moving further through, you will find a second reception room, currently used as an additional lounge but equally suited as a dining area. This versatile space also benefits from a charming period fireplace, access to the staircase, and useful understairs storage. To the rear, the kitchen offers a practical layout with a dishwasher and a notably large oven, ideal for those who enjoy cooking. The ground floor is completed by a handy utility room, enhanced by a skylight that brings in natural light, and providing direct access out to the garden.

Upstairs, the first floor continues to offer well-proportioned accommodation. The master bedroom is a particularly attractive space, enjoying lovely views over the greenery to the front, along with built-in wardrobes and an eye-catching stained glass window that adds to the home's character. The second bedroom is another good-sized double, making it suitable for guests or a home office setup. Completing this floor is a modern family bathroom, fitted with a bath and shower attachment. There is also access, via a pull-down ladder, to a boarded loft room which is currently used as a hobby space, offering additional flexibility.

Externally, the property features a well-presented, gated front garden laid with decorative stone, providing an attractive approach and enjoying the pleasant open outlook. To the rear, there is a low-maintenance garden space along with a garden room equipped with electricity, currently utilised as a craft room—ideal for those needing a dedicated workspace. This is a characterful home in a desirable location, offering a comfortable balance of charm, space, and convenience.







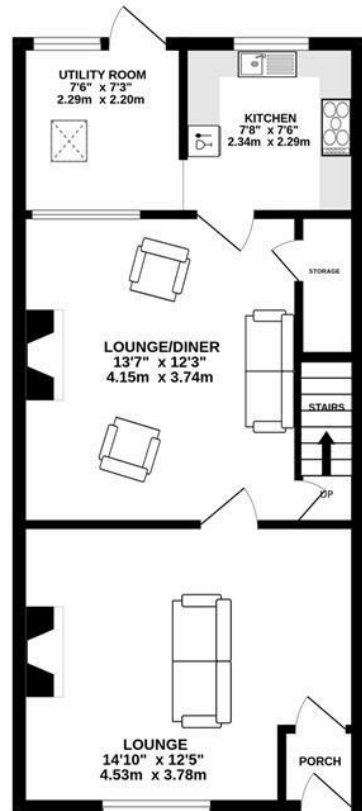




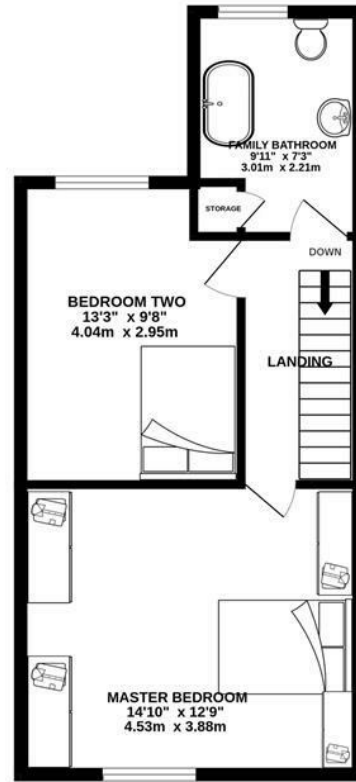


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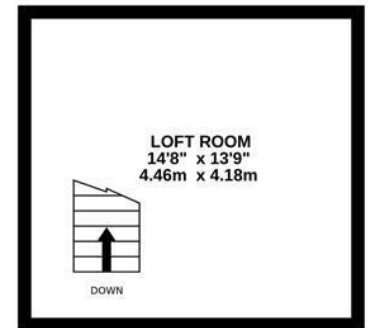
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR  
201 sq.ft. (18.7 sq.m.) approx.

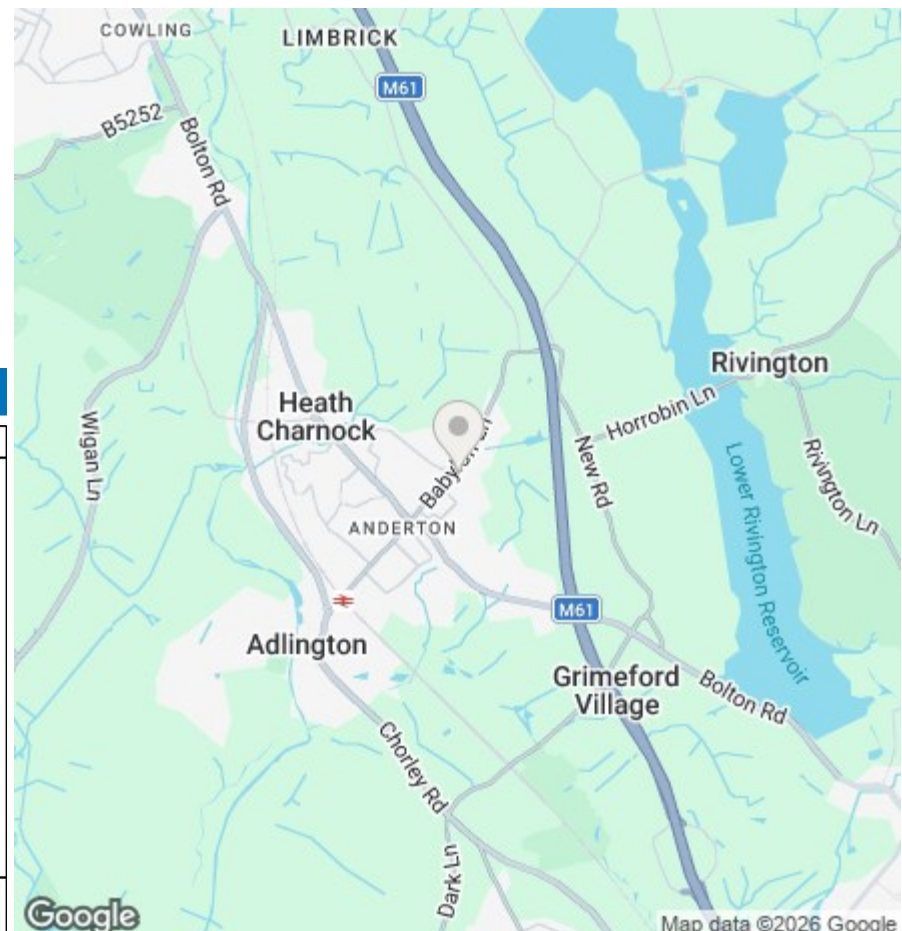


TOTAL FLOOR AREA: 1221 sq.ft. (113.5 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	