



## Derwent Road, Chorley

**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present this no-chain, three-bedroom semi-detached home, located in a highly sought-after residential area of Chorley. With exciting potential throughout, the property is perfect for those looking to shape a home to their own vision. Ideally situated close to local amenities, schools, and nurseries, it also benefits from excellent motorway links, making it a great choice for families and commuters alike.

Stepping into the property, you are welcomed into a spacious hallway, which provides access to all ground floor rooms and houses the staircase to the upper level. To the left is the spacious lounge, which spans the full width of the home and features a central fireplace, along with dual-aspect windows to the front and side, allowing plenty of natural light to fill the room. Continuing through the hallway, you will find the kitchen, which offers ample storage and includes an integrated oven and hob, as well as a single door providing access to the rear garden. Completing the ground floor is a convenient W.C.

To the first floor, the property offers three well-proportioned bedrooms and a modern two-piece family bathroom with an over-the-bath shower.

Externally, the home benefits from a gated driveway providing off-road parking, which leads to a detached single garage. To the rear is a generously sized garden featuring a flagged patio and green area, enclosed by hedges offering a good degree of privacy. There is also a useful storage outbuilding, part of which is currently set up as an aviary.

Early viewing is highly recommended to avoid disappointment.





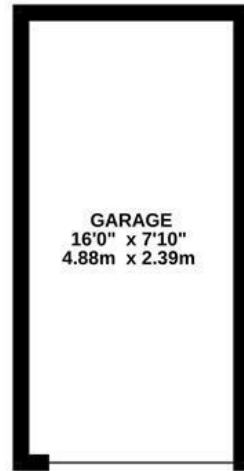
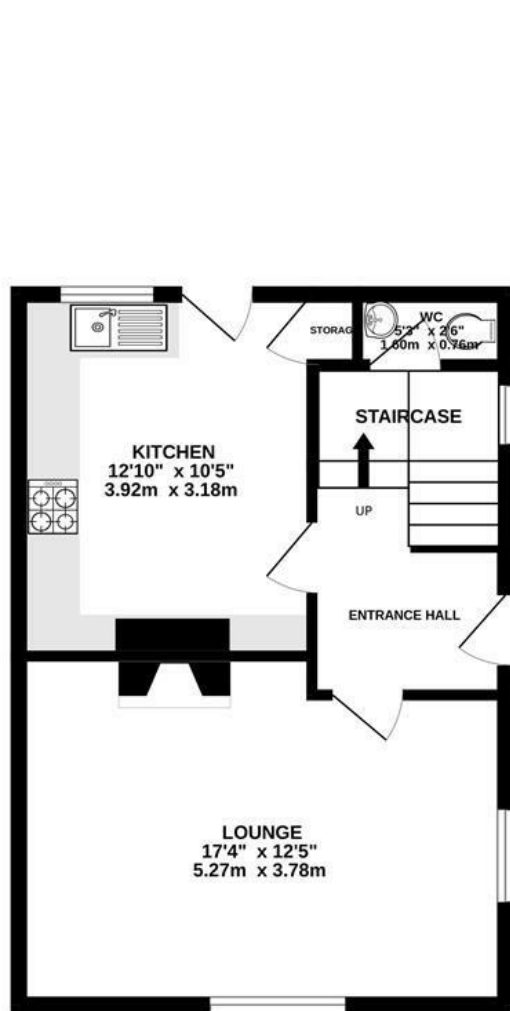




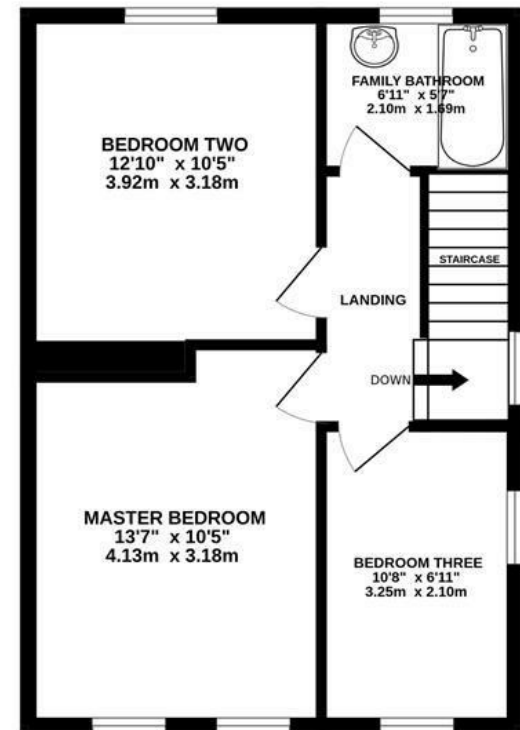




GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.

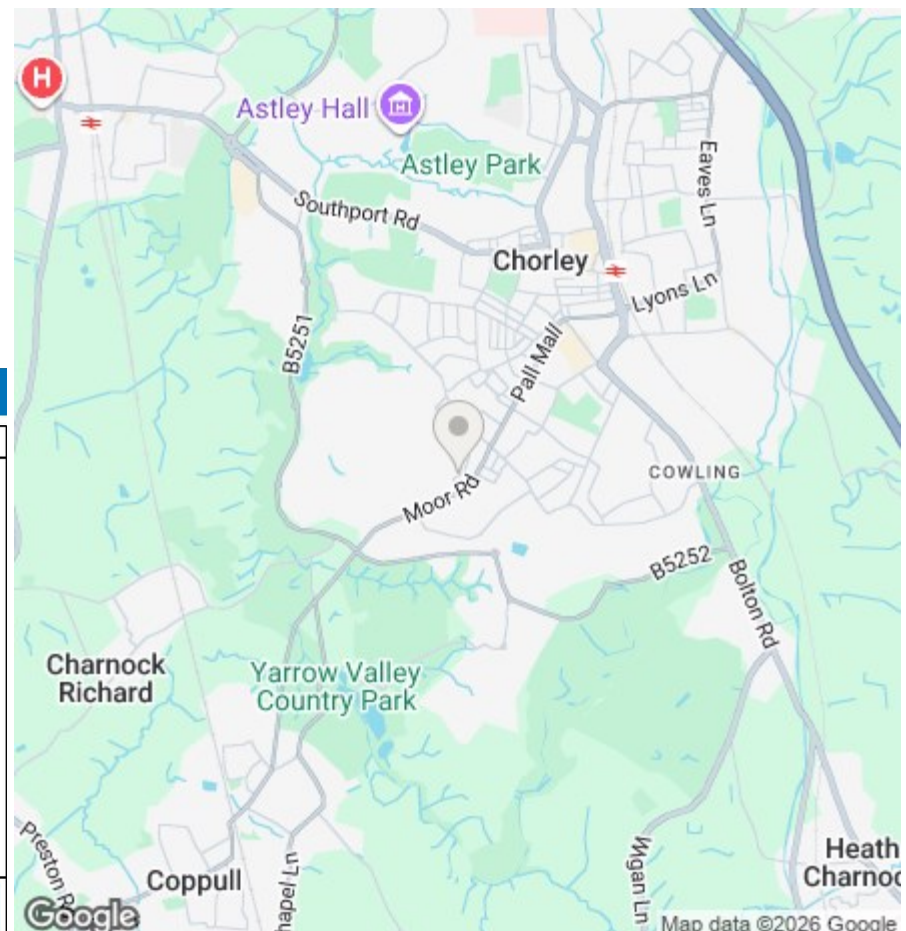


TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>60</b>	<b>82</b>
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	