



## **Cranbourne Street, Chorley**

**Offers Over £174,995**

Ben Rose Estate Agents are delighted to present this charming two-bedroom semi-detached bungalow, located in the sought-after area of Chorley. Perfectly suited for first-time buyers or couples, the property is ideally positioned just a short drive from a variety of excellent local shops and amenities, with easy access to major transport routes via the nearby M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Entry to the home is via a side door leading into a welcoming entrance hall, which provides access to most rooms on the ground floor. At the front of the property are two bedrooms: the first is a spacious double featuring a large front-facing window that allows for an abundance of natural light, while the second bedroom is a comfortable single that would also work well as a nursery or home office.

Moving through the hall, you come to the stylish family bathroom, fitted with a modern corner shower. The kitchen follows, offering a range of wall and base units, an integrated hob and oven, and space for additional freestanding appliances. A single door from the kitchen leads into the conservatory.

Positioned at the rear of the home is a spacious lounge, complete with a cosy gas fireplace and patio doors that also open into the conservatory. Bright and versatile, the conservatory can easily serve as a dining area, playroom, or additional living space depending on your needs.

Outside, the property boasts a well-proportioned tiered rear garden that is not overlooked, featuring both lawned and paved sections. From here, you have access to a single detached garage, which is conveniently divided into two areas—one of which serves as a useful outbuilding for storage. At the front, a private driveway runs alongside the home, offering off-road parking for two to three vehicles.





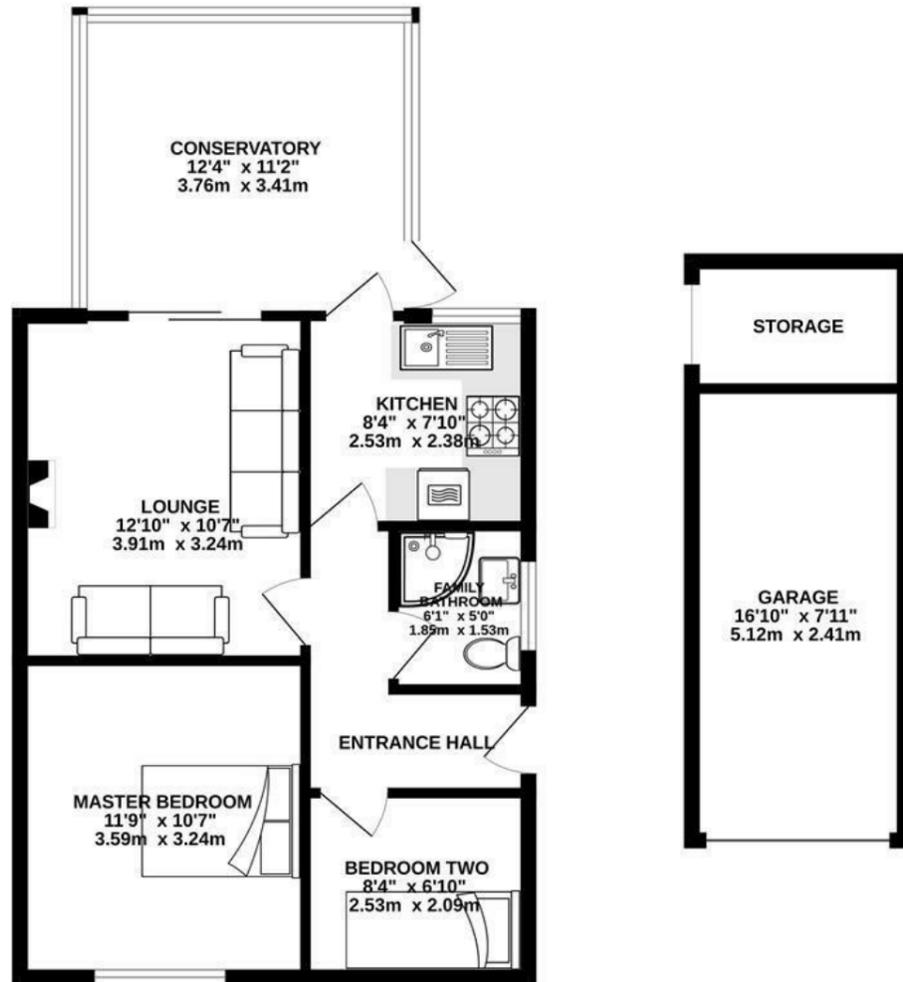








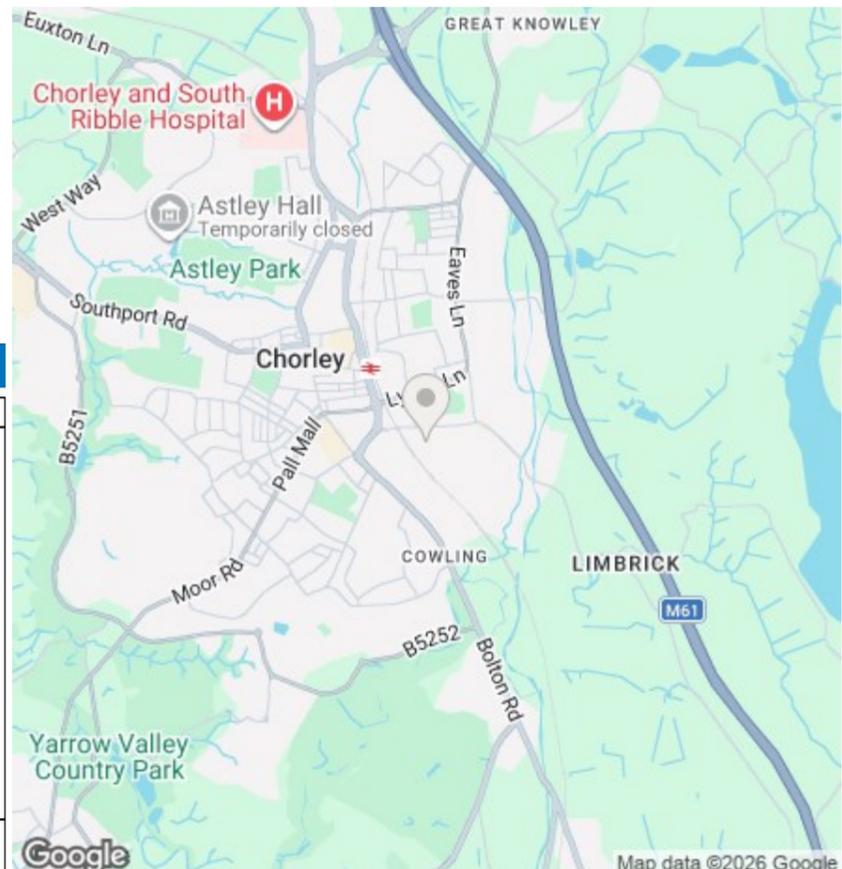
GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
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) A			87
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	