BEN ROSE



Mayfield Road, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace property in Chorley, offering spacious living accommodation, a modern kitchen and bathroom, and a practical layout ideally suited to growing families. This home also has no onward chain and is ready to move in. Having benefited from a newly fitted kitchen and bathroom in recent years, alongside a new roof and boiler, the home offers a number of valuable improvements for prospective buyers. Situated in a convenient residential location, the property is well placed for a range of local amenities, including shops, supermarkets, schools and family-friendly facilities. Chorley town centre is within easy reach, offering a wider selection of retail outlets, cafés, restaurants and leisure facilities, while nearby Astley Park provides attractive green space for family walks and outdoor activities. Chorley railway station offers regular services to Preston, Manchester and beyond, with local bus routes providing further connections throughout the surrounding area. For those commuting by car, the nearby M6, M61 and M65 motorways provide convenient access to Preston, Blackburn, Bolton and the wider North West, making this an appealing location for families seeking both convenience and connectivity.

Upon entering the property, the entrance hall provides access to the lounge, staircase to the first floor and useful understairs storage. The spacious lounge offers a welcoming setting for relaxing together, with a feature fireplace creating an attractive focal point and a front-facing bay window allowing plenty of natural light to fill the room. Double doors lead through to the kitchen and dining area, creating a more open feel between the reception spaces and making the layout particularly practical for family life and entertaining. The dining area offers ample room for a family-sized dining table, providing an ideal setting for everyday meals and gatherings with friends. Continuing through, the kitchen has been newly fitted in recent years and boasts a modern finish, with a good selection of units, worktop space and several integrated appliances to assist with everyday cooking and meal preparation including.

Heading upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a comfortable double, enhanced by a bay window that brings in plenty of natural light and adds character to the room. The second bedroom is also a generous double and benefits from a built-in wardrobe, providing convenient storage while maximising the available floor space. The third bedroom offers flexibility for a variety of needs, whether used as a child's bedroom, nursery, guest room or dedicated home office. Completing the first floor is the family bathroom, which has also been fitted in recent years and comprises a three-piece suite, including a WC, wash basin and shower, finished in a modern and practical style.

Externally, the property features a paved front yard enclosed by a low bordering wall, offering a neat and manageable outdoor space with room for a small bistro set to enjoy a morning coffee or some fresh air. To the rear, a good-sized enclosed yard combines paved and pebbled areas, providing versatile space for outdoor seating, family use or summer entertaining. A new garden shed further enhances the property's storage options, offering useful space for gardening equipment, outdoor accessories and household items. Overall, this attractive family home combines three bedrooms, spacious reception accommodation and modernised kitchen and bathroom facilities with the added reassurance of a new roof and boiler. With its practical outdoor spaces and convenient Chorley location, it represents an excellent opportunity for families looking for a comfortable home close to everyday amenities, schools and transport links.





T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW















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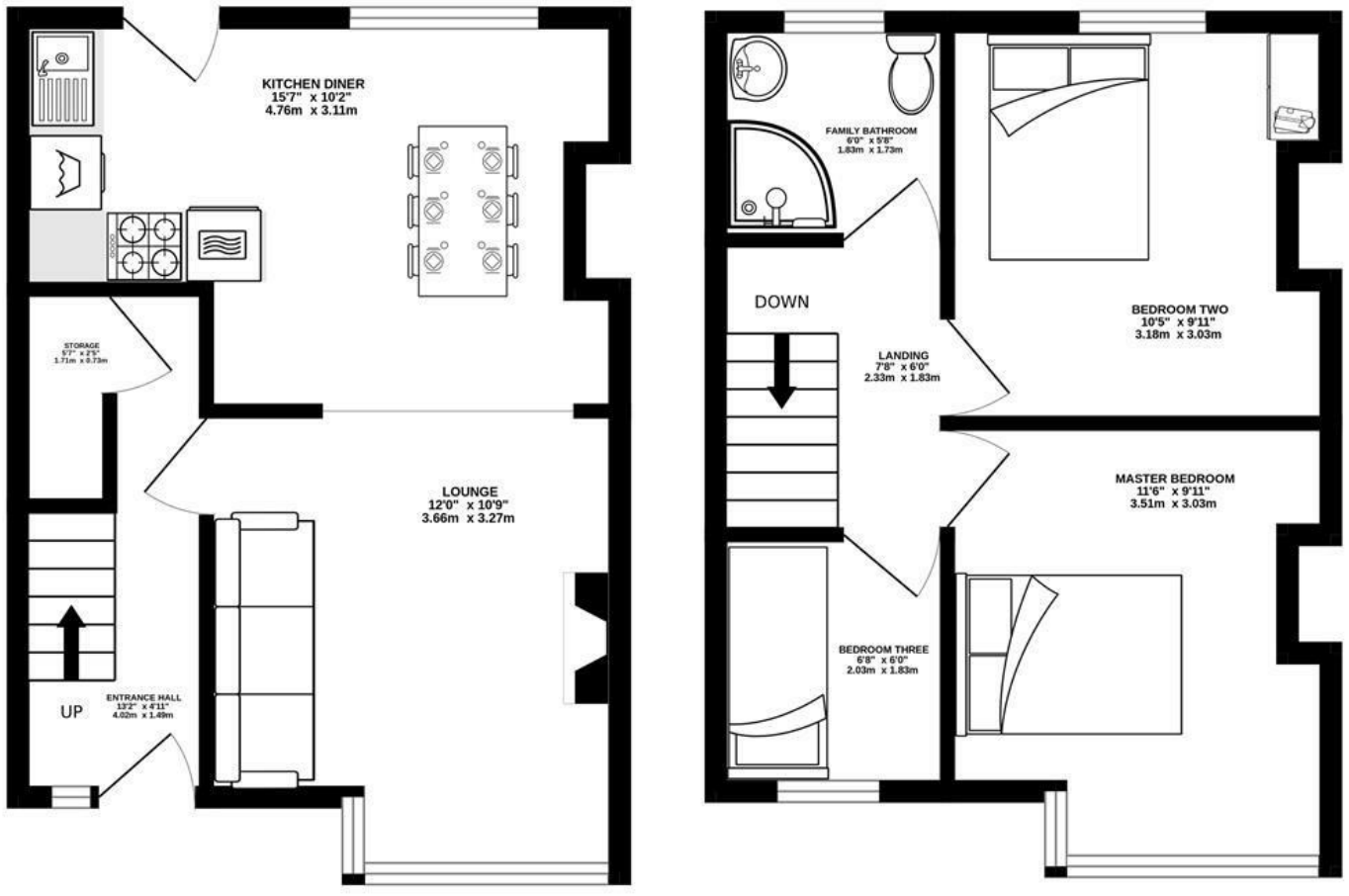




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GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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