



## Fielden Street, Chorley

**Offers Over £89,995**

Ben Rose Estate Agents are pleased to present to market this two bedroom end terrace property, ideally positioned in the popular town of Chorley, Lancashire. This home offers a fantastic opportunity for first time buyers looking to step onto the property ladder or investors seeking a buy-to-let addition to their portfolio. The property is situated within easy reach of Chorley town centre, where you'll find a wide range of shops, supermarkets, cafés and leisure facilities. Excellent travel links are close by, including Chorley train station with direct routes to Preston and Manchester, regular bus services, and convenient access to the M61 and M6 motorways, making commuting to surrounding towns and cities simple.

Upon entering the home, you are welcomed straight into a comfortable lounge, offering a cosy and inviting space to relax. The staircase to the first floor is located just off this room, creating a practical and open layout. Moving through the property, you'll find a sizeable kitchen/diner to the rear, providing ample space for both cooking and dining. This room also benefits from access out to the rear yard, making it ideal for everyday convenience.

Heading upstairs, the first floor hosts two well-proportioned bedrooms, both offering versatile space suitable for sleeping, working from home, or additional storage if required. Completing this level is a three piece family bathroom featuring an over-the-bath shower. A useful storage room located just off the landing provides additional practicality.

Externally, the property benefits from on-street parking to the front. To the rear is a low maintenance yard with access to the ginnel behind the terraces, offering a convenient outdoor space. This is a great opportunity to acquire a well-located home with plenty of potential in a sought-after area of Chorley.





















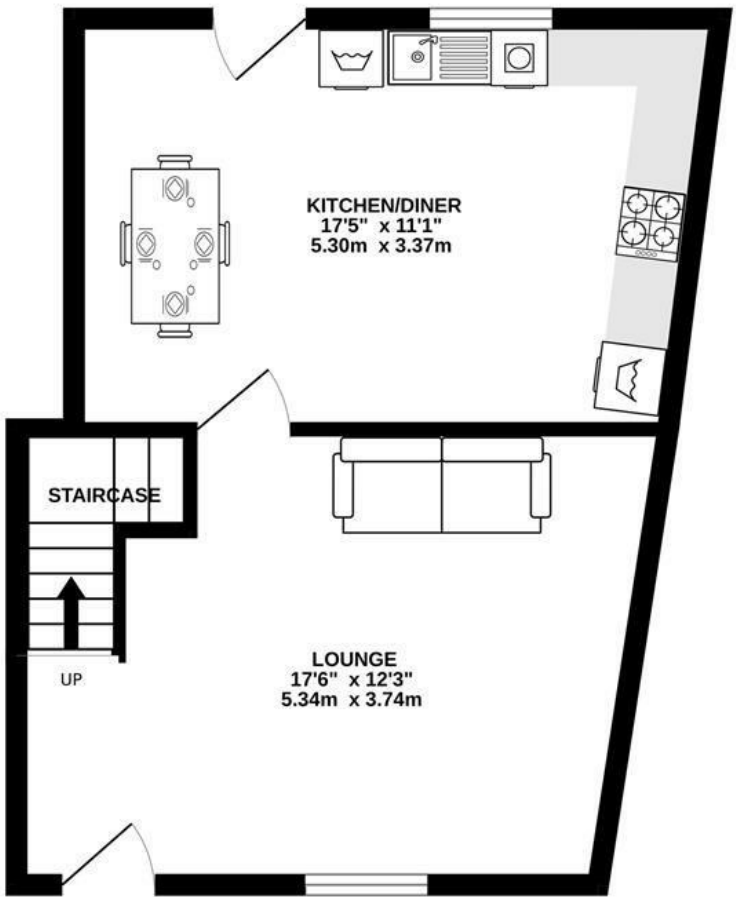




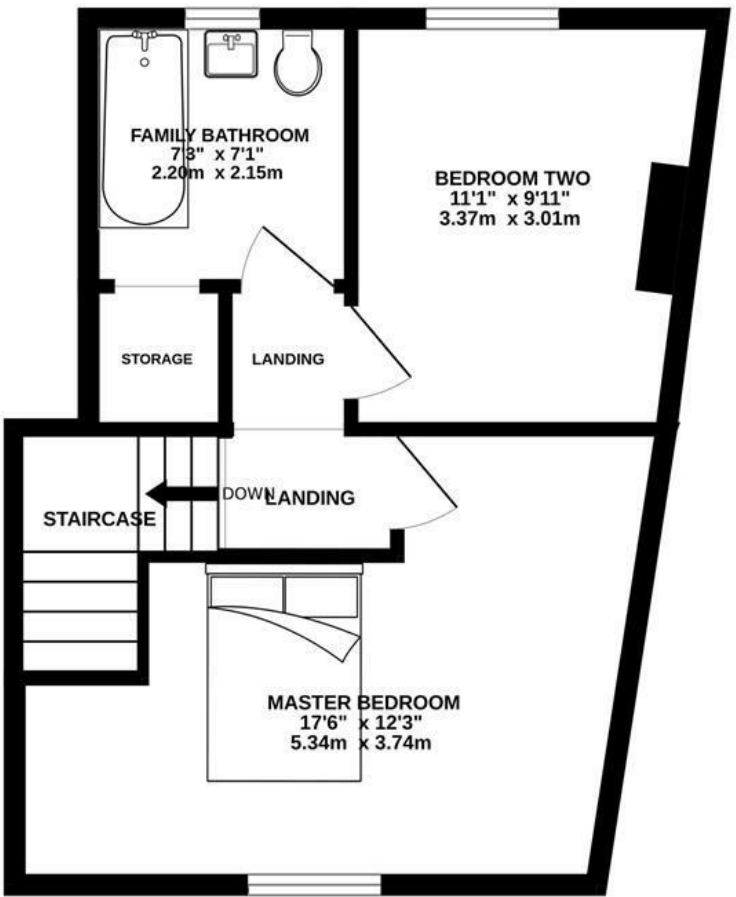


# BEN ROSE

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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) A		
(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	

