



Railway Road, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced home situated in a popular residential area of Chorley. Bursting with character and traditional features throughout, this well-presented property offers an excellent opportunity for first-time buyers, couples, or those looking to downsize without compromising on space or style. Ideally positioned, the home benefits from convenient access to a wide range of local amenities including shops, supermarkets, cafés, schools, and leisure facilities. Chorley town centre is only a short distance away, whilst excellent transport links are readily available via Chorley railway station, regular bus routes, and nearby motorway connections including the M61 and M6, providing easy access to Preston, Bolton, Manchester, and beyond.

Upon entering the property, you are welcomed into a vestibule which leads through to the main hallway, with the staircase positioned to the rear. To the right-hand side, the spacious front lounge enjoys a large bay-fronted window that fills the room with natural light, whilst a traditional fireplace creates an attractive focal point. Beautiful original-style ceiling cornices and stylish vinyl parquet flooring further enhance the room's character. Continuing through the hallway, you arrive at the generous dining room, which serves as an excellent entertaining space. Here, a charming log burner is set within the chimney breast, complemented by built-in shelving to either side and a traditional wooden panelled feature wall. Wooden French doors open directly onto the rear outdoor space, creating a seamless connection between indoor and outdoor living. The dining room leads through to the kitchen, which benefits from attractive vinyl plank flooring, a range of integrated appliances, and a pleasant outlook over the rear garden. An external door also provides direct access to the outside space.

Moving upstairs, the first-floor landing gives access to two well-proportioned bedrooms and the family bathroom. The impressive master bedroom spans the front of the property and benefits from two windows allowing for an abundance of natural light, alongside fitted wardrobes offering excellent storage. The second bedroom also enjoys built-in storage, making it a versatile space suitable as a guest room, nursery, or home office. Completing the accommodation is the family bathroom, fitted with a bath and overhead shower.

Externally, the property enjoys a small paved frontage, with the entrance enhanced by an impressive traditional stone door surround that adds to the home's kerb appeal. To the rear, a secluded flagged outdoor space provides a private setting for relaxing or entertaining, whilst a raised decking area offers an additional seating space. A large detached garage provides valuable storage or workshop potential. Combining character features, generous living accommodation, and a highly convenient location, this delightful home presents an excellent opportunity for a wide range of buyers.











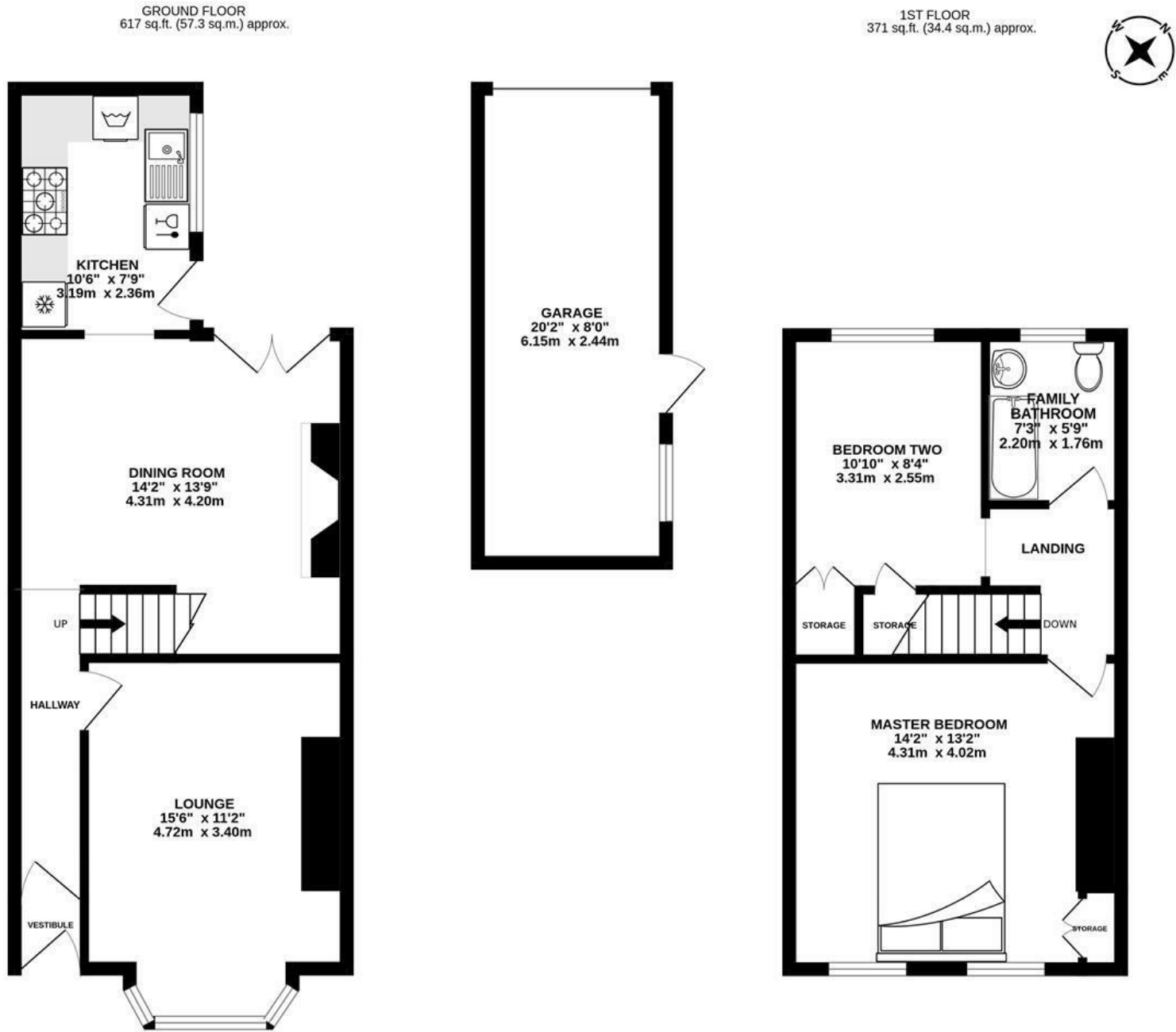








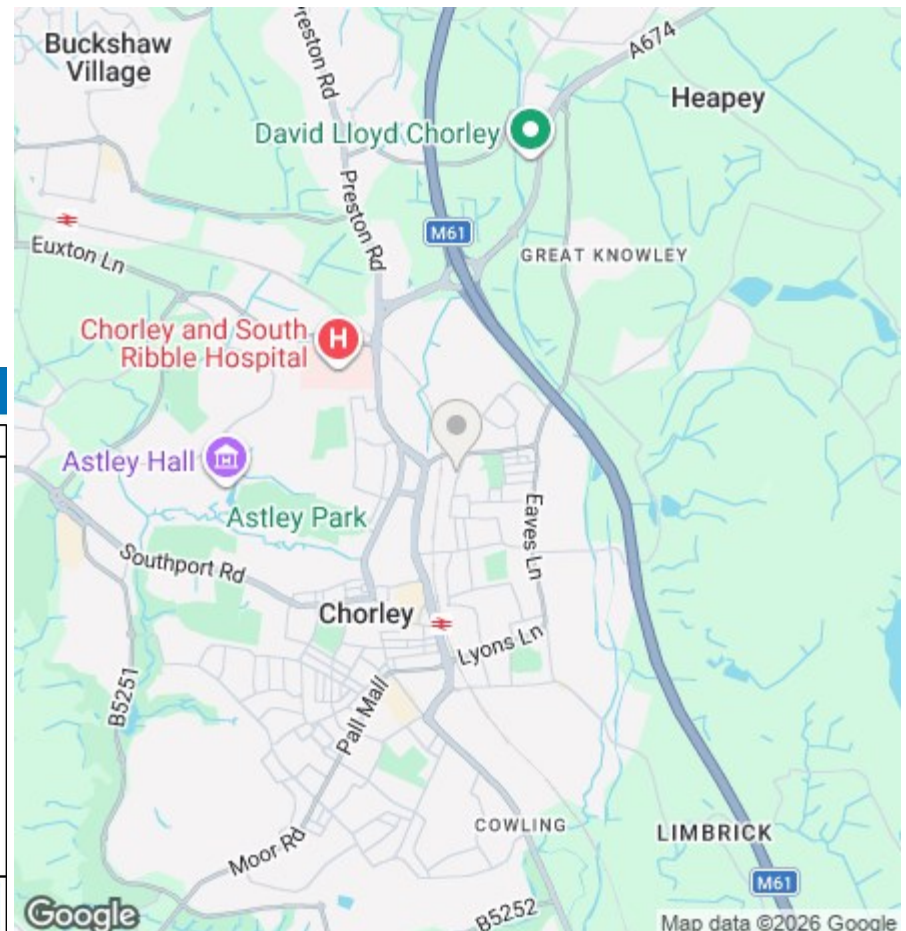




TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

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 | 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 67 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |