



Westminster Road, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated mid-terrace home, ideally located in the heart of Chorley, Lancashire. Finished to a high standard throughout, this charming property offers a perfect blend of modern living and traditional character, making it an excellent choice for families, couples, and first-time buyers. The home is conveniently situated close to Chorley town centre, providing easy access to a wide selection of local shops, supermarkets, restaurants, pubs, and well-regarded schools. Excellent transport links are nearby, including a rail service offering direct routes to Preston and Manchester, along with superb bus connections to Preston, Blackburn, and Wigan. The M6 and M61 motorways are also within easy reach, ensuring straightforward commuting, while neighbouring towns such as Preston and Leyland are just a short drive away.

Upon entering, you are welcomed by a vestibule leading into the main hallway, setting the tone for the home's stylish interior. To the front, the spacious lounge features a beautiful bay window, allowing natural light to flood the room, alongside a striking feature fireplace complete with a wood burner, creating a warm and inviting atmosphere. Moving through, the modern kitchen/dining room offers a contemporary fitted design with integrated appliances, including a fridge/freezer, dishwasher, induction hob, and oven, while the elegant oak staircase adds a touch of character. Just beyond, a practical utility room provides space for laundry appliances and access to the rear yard. The ground floor is completed by a sleek and modern bathroom.

Upstairs, the property boasts a generously sized master bedroom, a comfortable second double bedroom, and a well-proportioned single bedroom, ideal as a nursery or home office. A stylish three-piece shower room completes the first floor.

Externally, the property benefits from permit holder street parking to the front. To the rear, you'll find a private walled yard with low-maintenance concrete flooring and a dedicated seating area, perfect for relaxing or entertaining. This is a fantastic opportunity to acquire a move-in-ready home in a highly convenient location.















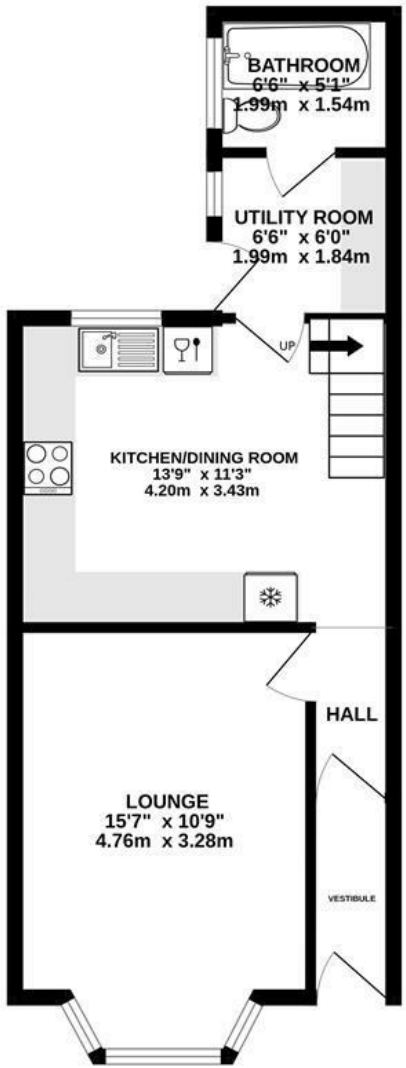




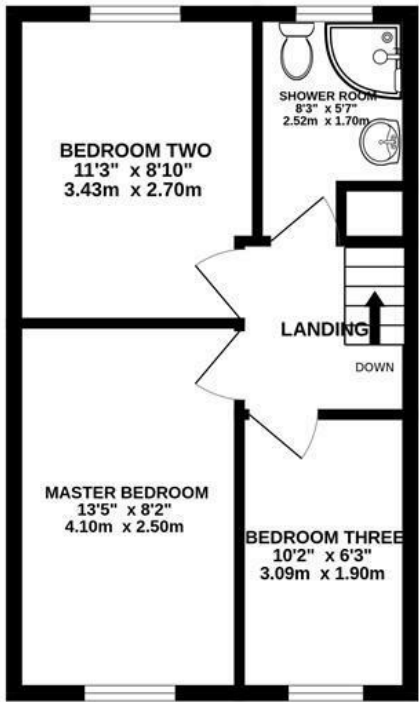


BEN ROSE

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
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	

