



Brooke Street, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, ideally located close to Chorley town centre. Well-presented throughout and offered with no onward chain, this home provides a fantastic opportunity for first-time buyers or couples seeking a move-in-ready property in a convenient and well-connected setting. The area benefits from a superb range of amenities including supermarkets, independent shops, cafés, restaurants, pubs, and a laundrette, all within walking distance. Chorley rail station offers direct links to both Preston and Manchester, while excellent bus routes connect to Preston, Blackburn, and neighbouring towns. For those commuting further afield, the M6 and M61 motorways are just a short drive away, making this a highly desirable and practical location.

Stepping through the front door, you are welcomed into a spacious lounge that exudes warmth and character. A brick fire surround with woodburner acts as a striking focal point and creates a cosy atmosphere, perfect for relaxing evenings. The lounge flows seamlessly into the characterful kitchen, fitted with an electric hob, breakfast bar, and ample storage options. Beyond this, a rear extension has created a dedicated dining room, an ideal space for entertaining family and friends. Sliding patio doors here lead directly onto the rear yard, extending the living space outdoors during warmer months.

To the first floor, the property boasts a large master bedroom spanning the full width of the home, complete with fitted wardrobes to maximise storage while retaining generous floor space. The second bedroom is perfectly suited as a single room, nursery, or home office, offering buyers flexibility to adapt the property to their individual needs.

Externally, the rear of the property enjoys a private paved yard with patio area, providing a low-maintenance outdoor space to relax or enjoy container planting. The terraced frontage further adds to the property's traditional charm and kerb appeal.

In summary, this delightful home combines cosy interiors, practical living spaces, and a highly convenient location. With its excellent transport links, proximity to Chorley town centre, and the added benefit of no chain, it represents an excellent opportunity for buyers looking to secure their first step on the property ladder.

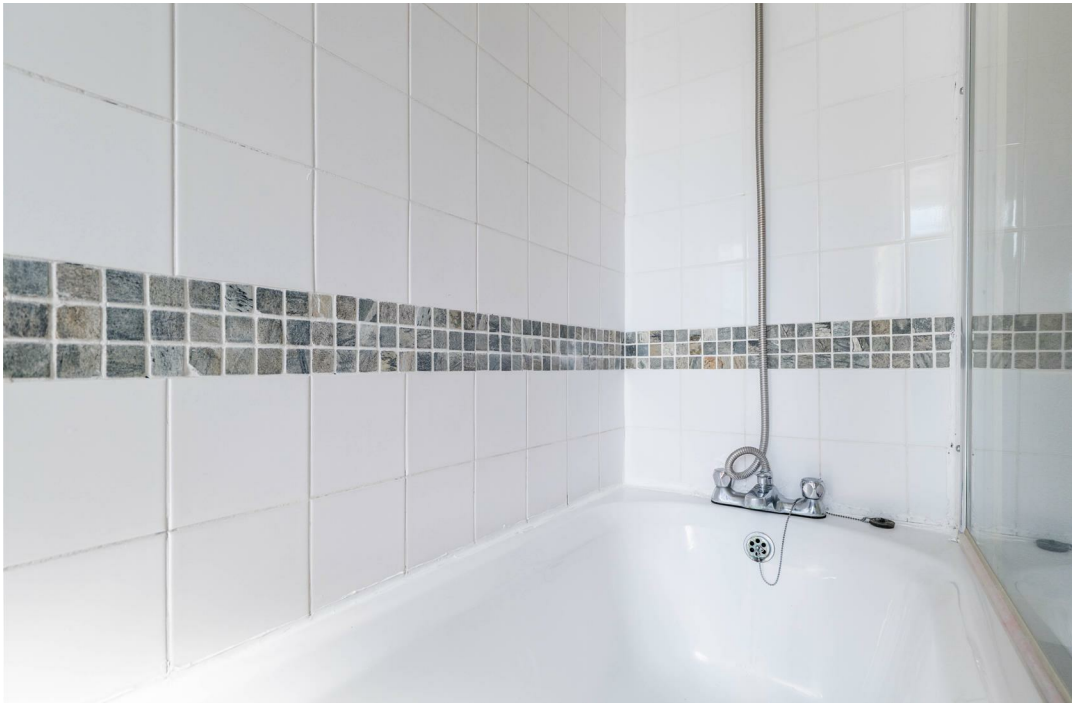






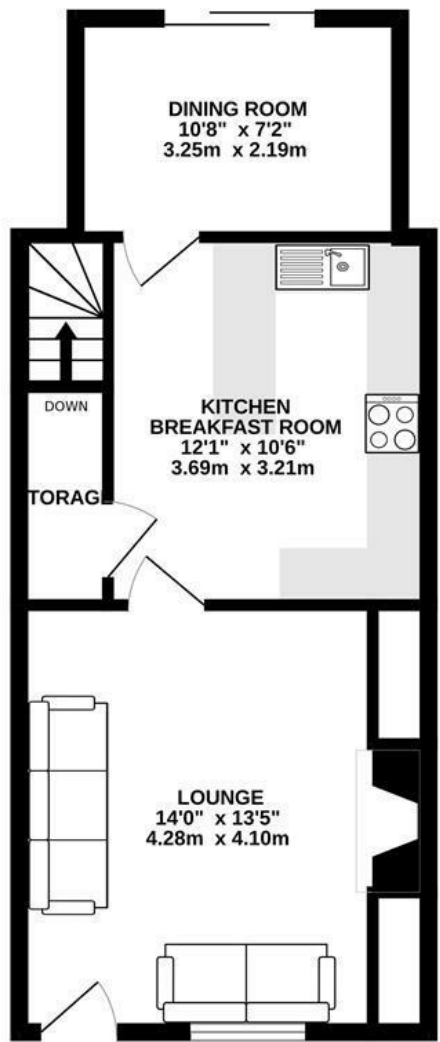




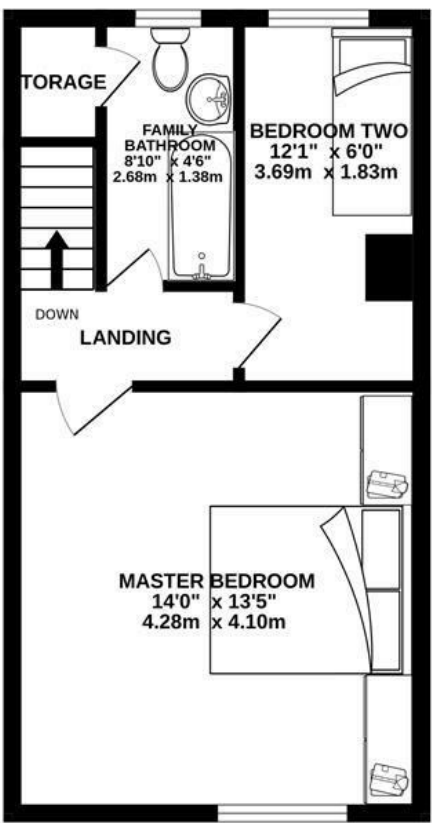


BEN ROSE

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.




TOTAL FLOOR AREA : 766 sq.ft. (71.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 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

