BEN ROSE



## Lavender Grove, Chorley

## Offers Over £169,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom semi-detached home, situated on a quiet cul-de-sac within walking distance of Chorley town centre. Offered with no onward chain, the property would make an ideal purchase for couples or first-time buyers. The location is well suited to commuters, with convenient access to the M6 and M61 motorways, providing links to major towns and cities across the North West. A range of local schools, supermarkets and everyday amenities are also close by.

The home has been modernised throughout, with improvements including a newly fitted kitchen and premium back door. The boiler, sockets, facia and guttering have also been updated, creating a fresh and comfortable home that is ready to move into.

Stepping into the property through the welcoming porch, you will find yourself in the spacious lounge/diner, where an open staircase leads to the upper level. From here, you can move through to the contemporary fitted kitchen, which offers ample storage alongside an integrated oven and hob, washing machine and tumble dryer. A single door also provides convenient access out to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. A modern three-piece family bathroom, complete with a walk-in shower, completes this level.

Externally, to the front is a well-maintained lawn alongside a private driveway providing off-road parking, complete with a convenient EV charger. To the rear is a generously sized garden featuring a lawn, flagged patio and useful storage shed, offering an ideal space for relaxing or entertaining.

Selected items of furniture are also available to purchase by separate negotiation.

Early viewing is highly recommended to avoid potential disappointment and to fully appreciate everything this lovely home has to offer.









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
















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




BAUER
ICE HOCKEY TEAM
ENGLAND









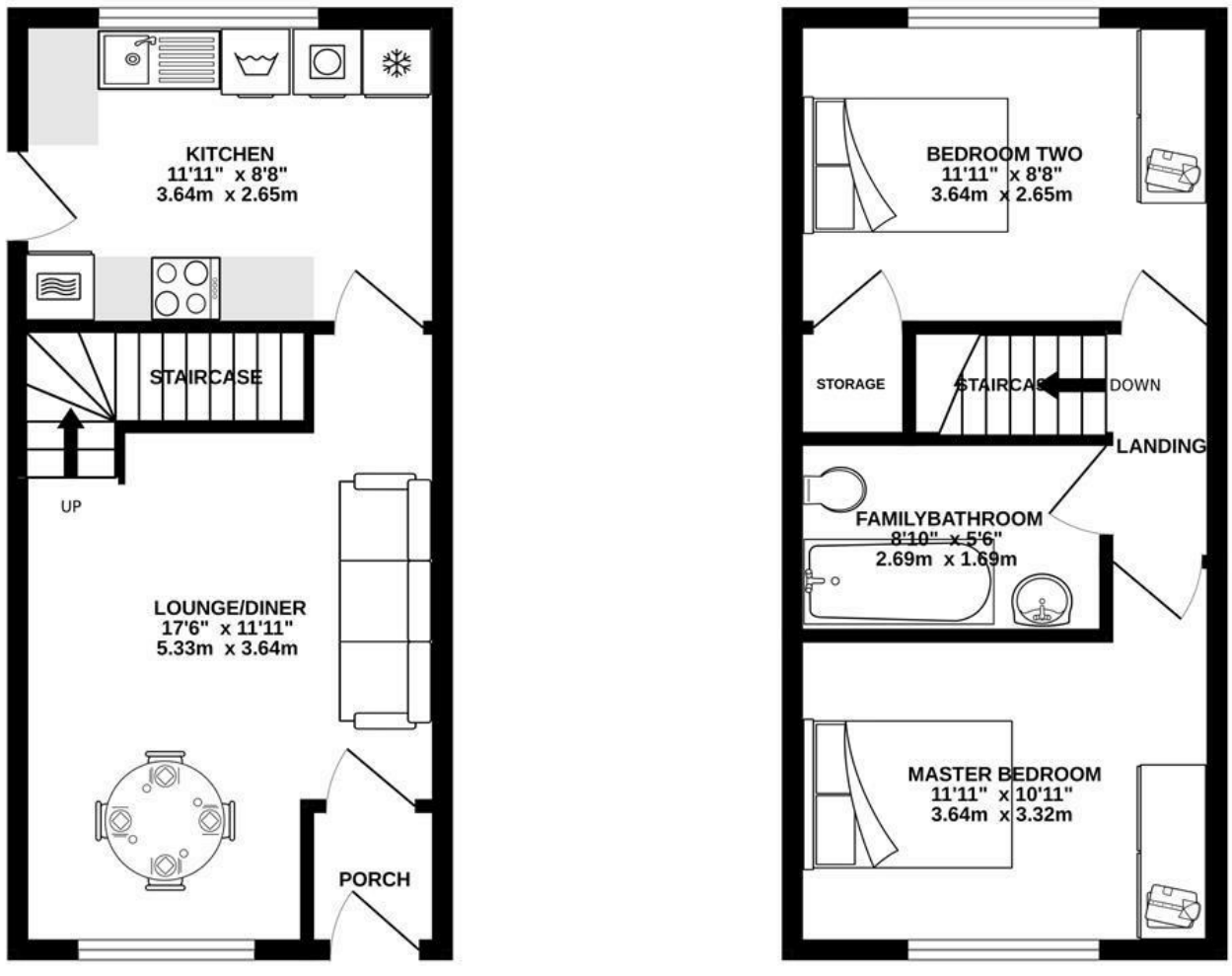


T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

BEN ROSE

GROUND FLOOR
313 sq.ft. (29.0 sq.m.) approx.

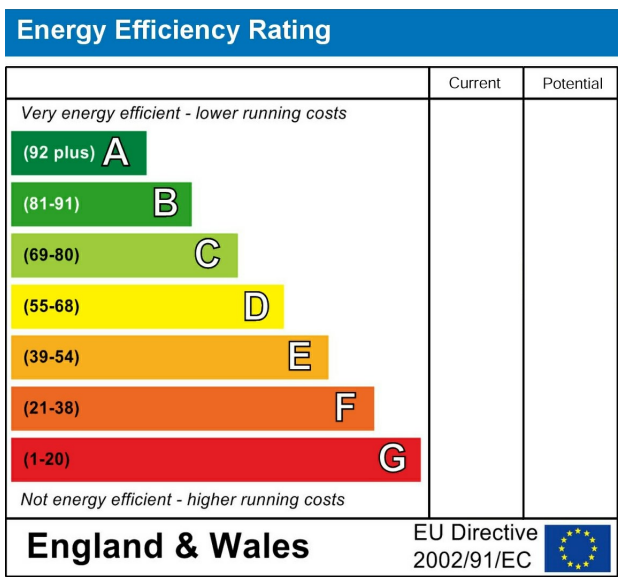
1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.

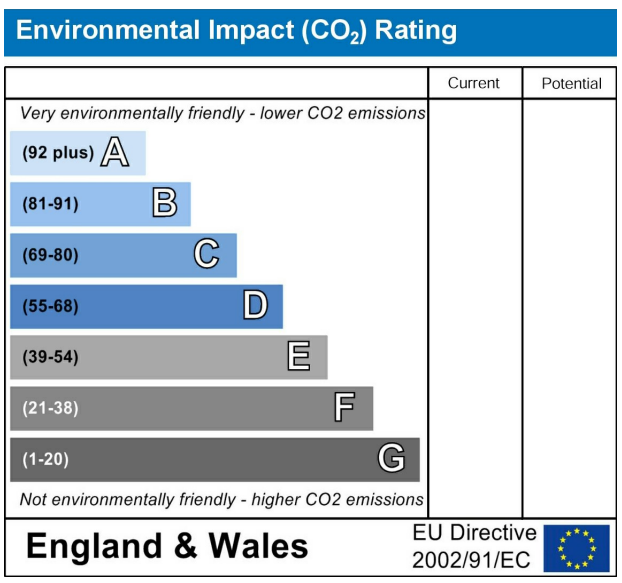


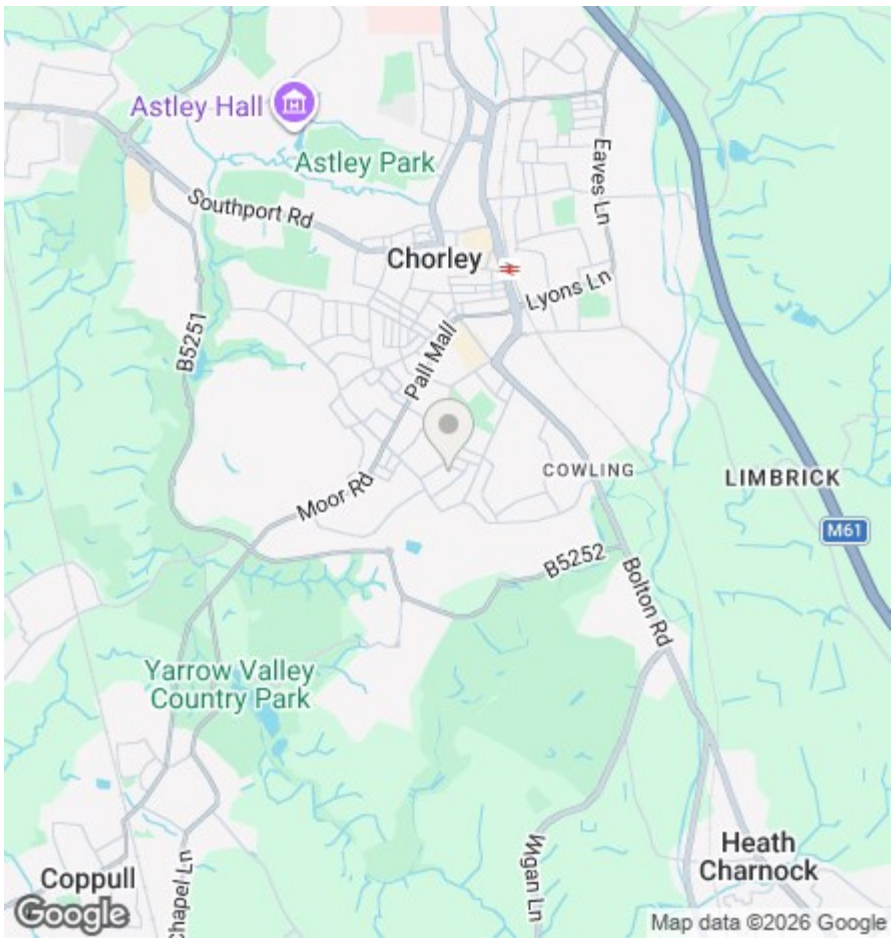

TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

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.
Made with Metropix ©2026

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.




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