



## **Bolton Road, Chorley**

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated mid terrace home, full of character and charm, perfectly suited to couples and first-time buyers. Ideally positioned close to Chorley town centre, the property enjoys easy access to a wide range of local shops, supermarkets, cafés and restaurants, as well as highly regarded schools and leisure facilities. Excellent transport links include regular rail services to Preston and Manchester, convenient bus routes to Preston, Blackburn and Wigan, and quick access to the M6 and M61 motorways, making this an ideal base for both commuting and everyday living.

Stepping inside, the home welcomes you through a vestibule and entrance hall into a stylish open plan lounge and dining room. The dining area sits to the front, enhanced by a charming bay window, while the lounge to the rear offers a cosy atmosphere centred around a feature wood burner, perfect for relaxing evenings. To the rear of the property, the bespoke fitted kitchen is thoughtfully designed with ample storage and workspace, complete with a fridge/freezer, washing machine and a built-in cupboard with electric supply for a microwave, plus direct access out to the rear yard.

Upstairs, the first floor continues the sense of space with a generous full-width master bedroom featuring fitted wardrobes, alongside a well-proportioned second double bedroom. The modern four-piece bathroom is a real highlight, boasting a freestanding bath, corner walk-in shower and stylish contemporary fittings, creating a spa-like feel for everyday comfort.

Externally, the property benefits from a small front garden and convenient street parking. To the rear, the low-maintenance yard is finished with attractive Indian sandstone paving and a dedicated seating area, ideal for outdoor dining. Additional notes include full fibre broadband, power and a cold water tap in the yard, plus a lowered landing ceiling providing valuable extra storage space, making this a fantastic opportunity for buyers seeking a ready-to-move-into home in a central Chorley location.



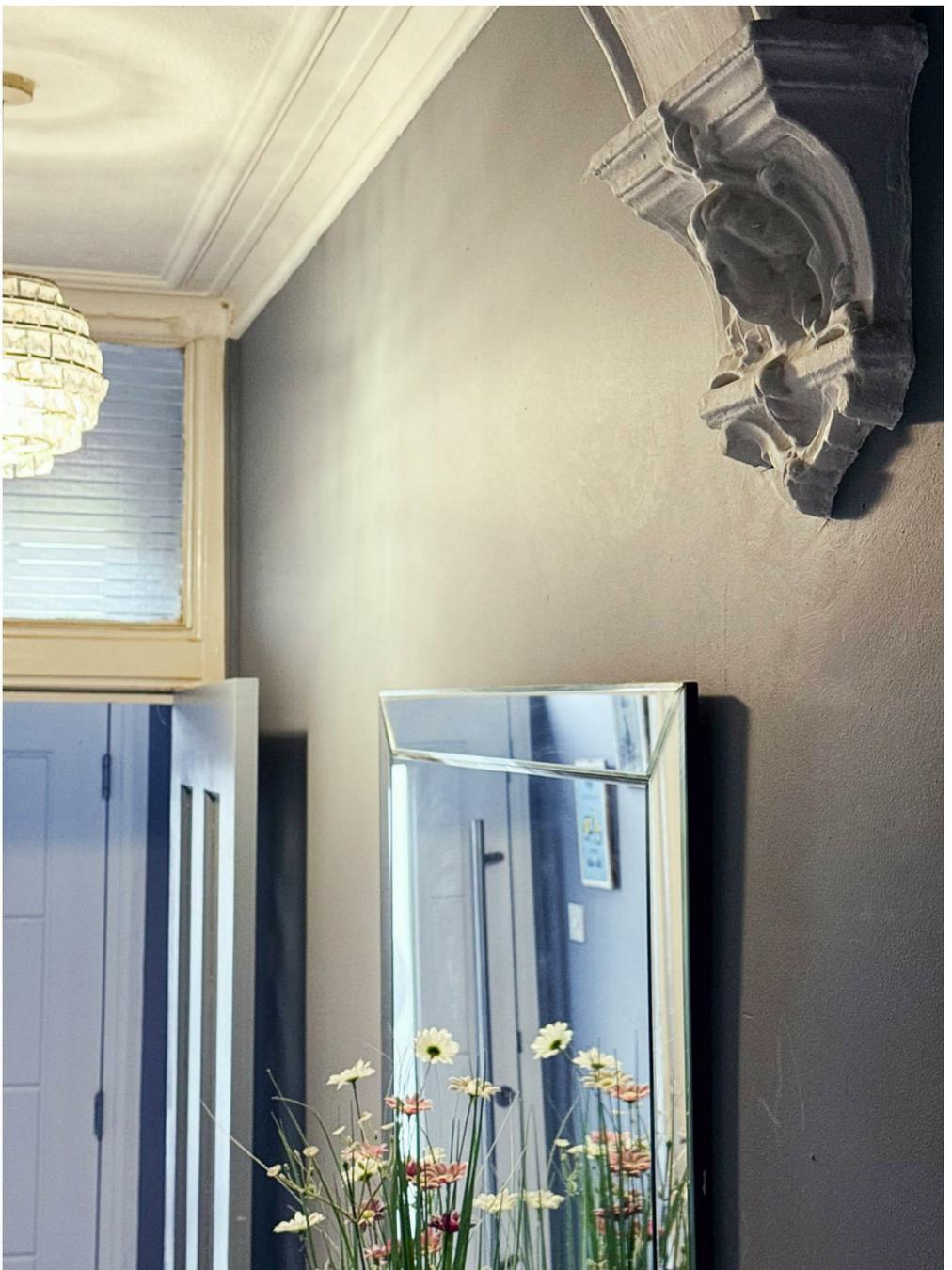
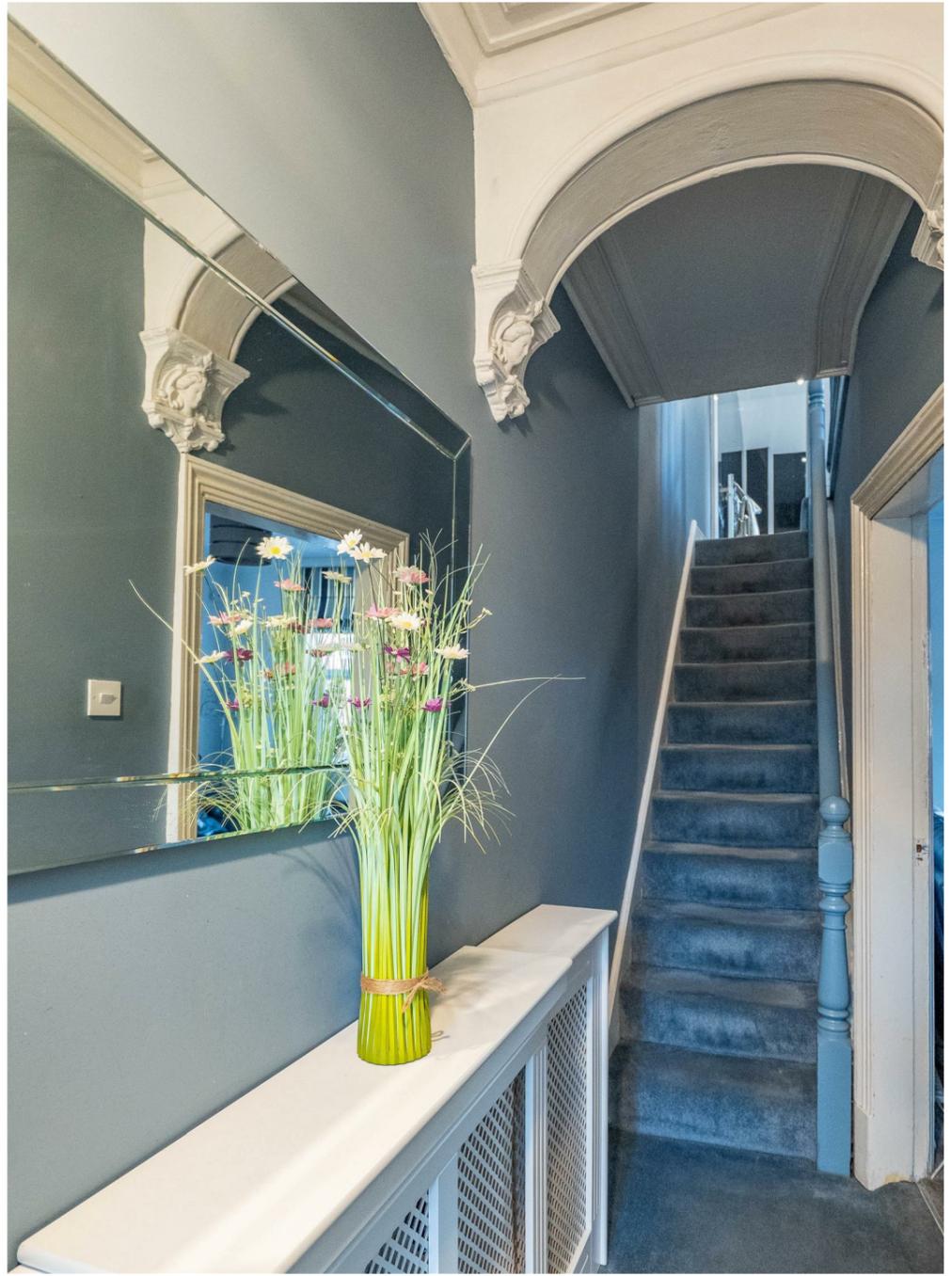






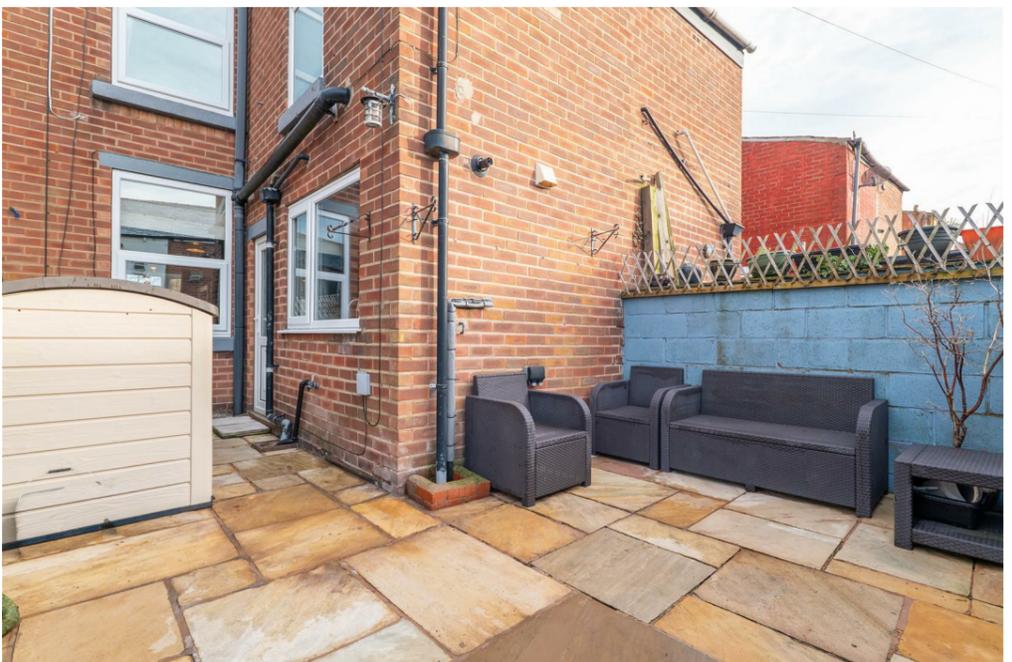






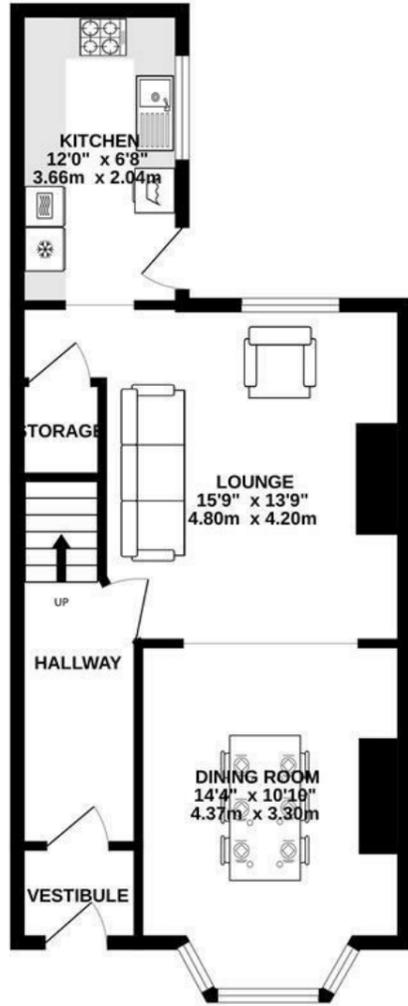






# BEN ROSE

GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

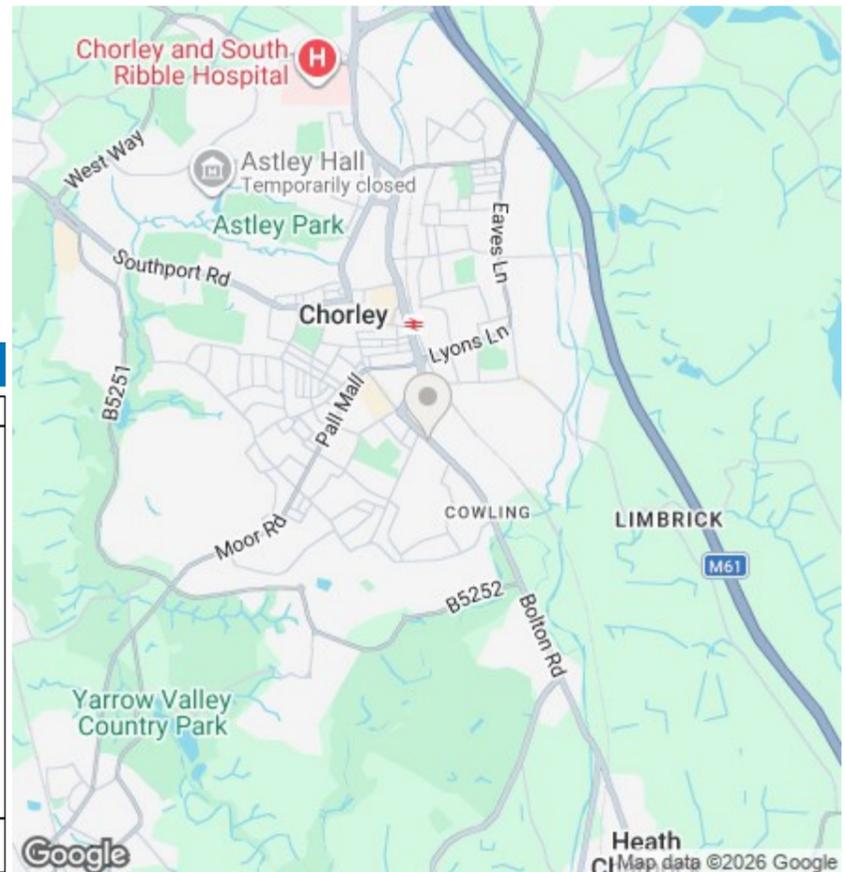


TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	