



**Bolton Road, Abbey Village, Chorley**

**Offers Over £149,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, ideally situated in the picturesque village of Abbey Village, Lancashire. Perfect for first-time buyers, the property is offered with no onward chain and enjoys beautiful countryside views to the rear. Surrounded by scenic walking routes and natural landscapes, the home offers a peaceful lifestyle while remaining well connected.

The property benefits from easy access to nearby towns including Chorley and Blackburn, with excellent travel links via the M6, M65, and M61 motorways, making commuting to Preston, Manchester, and surrounding areas straightforward. The village itself offers a selection of local amenities, including reputable schools, shops, and traditional pubs, creating a welcoming and convenient community setting.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a central fireplace and a large window overlooking the front aspect. The lounge is set within an open plan layout with the kitchen/diner, giving the home a bright and sociable feel.

The fitted kitchen offers ample storage with space for freestanding appliances, along with room to accommodate a dining table. Continuing through, you will find access out to the rear yard, and a three-piece shower room/wet room completes the ground floor.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage.

Externally, to the front there is plenty of on-street parking available for residents. To the rear, the home offers a good-sized, low-maintenance yard with gated access and a convenient storage shed.

Early viewing is highly recommended to avoid potential disappointment.





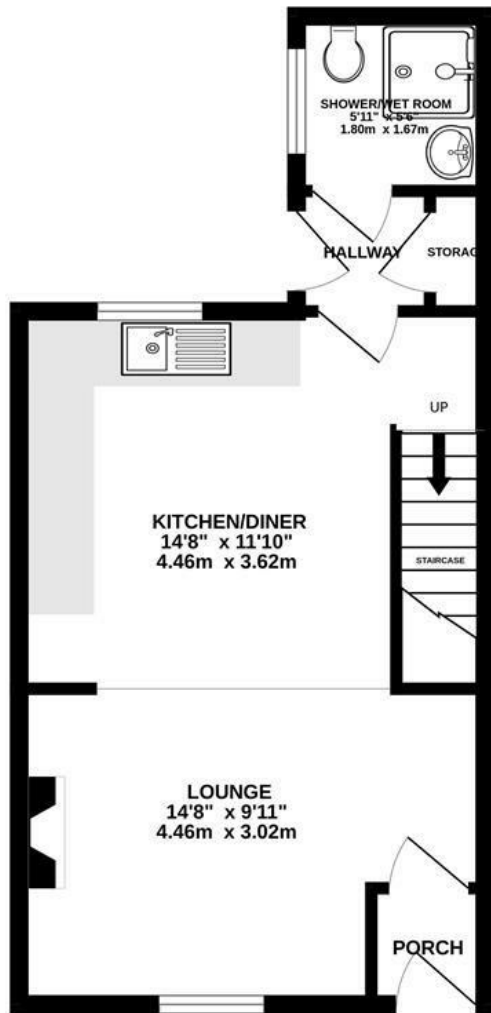




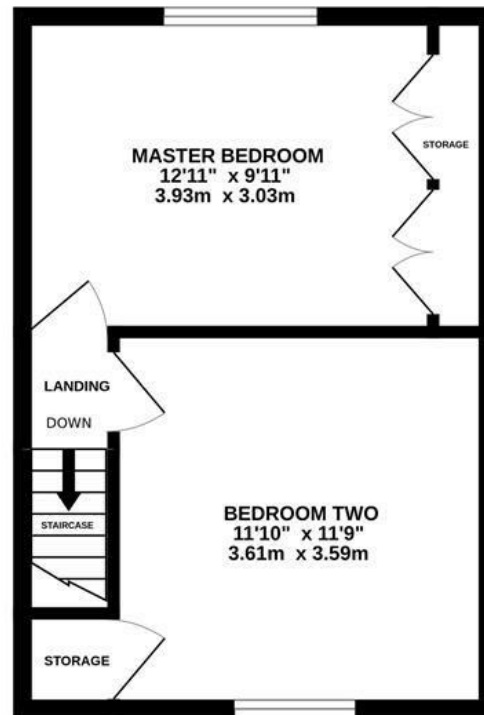




GROUND FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.

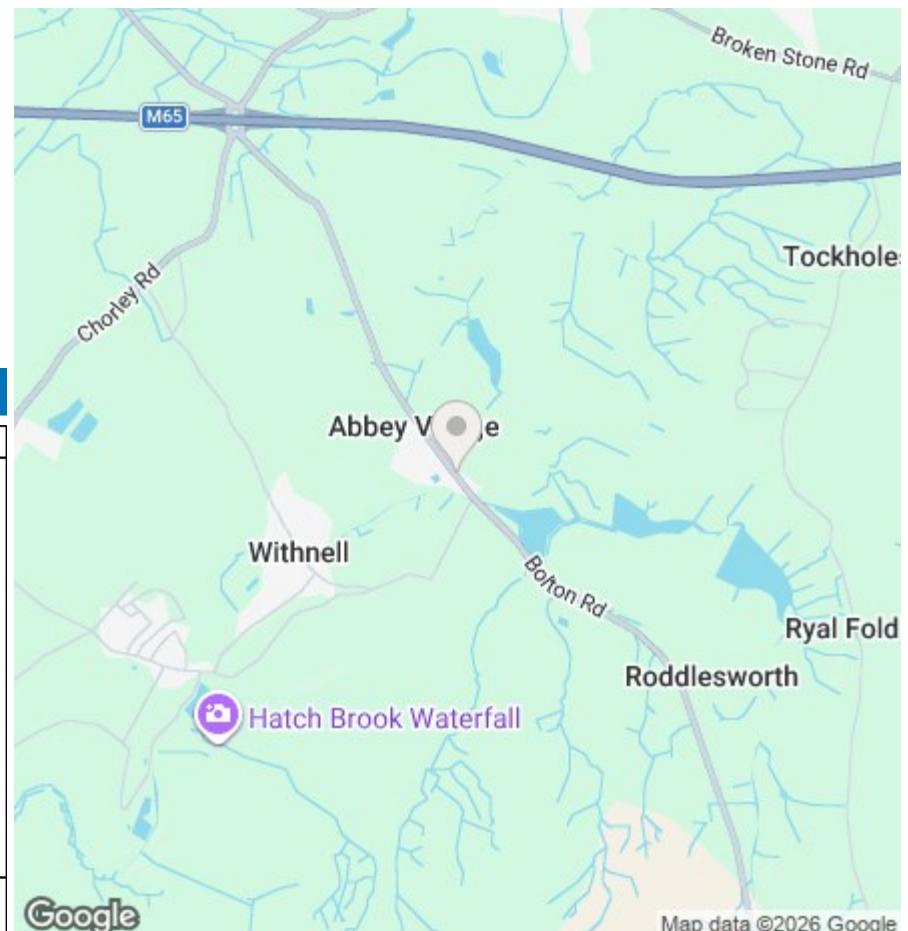


TOTAL FLOOR AREA : 688 sq.ft. (64.0 sq.m.) approx.

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>58</b>	<b>85</b>
<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	