



## Canterbury Street, Chorley

**Offers Over £174,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom stone terraced property, ideally situated in the sought-after area of Chorley, Lancashire, offered with NO ONWARD CHAIN. This charming home effortlessly combines character and modern living, boasting stunning features throughout including original stained glass windows and a warm, inviting feel. Positioned directly opposite St James's Church, the property enjoys a picturesque setting while remaining conveniently close to a wide range of local amenities. Chorley town centre is just a short distance away, offering supermarkets, shops, cafés and restaurants, whilst excellent travel links are available via nearby bus routes, Chorley train station and easy access to the M61 and M6 motorways, making this an ideal home for first time buyers and couples alike.

Entering the home, you are welcomed into a charming reception hall where a beautiful staircase takes centre stage, immediately setting the tone for the character found throughout. From here, the layout flows into the main living areas. To the front, the dining room provides ample space for a large dining table and is enhanced by a stunning stained glass window overlooking the church, creating a truly special setting for entertaining. The dining room opens seamlessly into the cosy lounge, complete with a feature fireplace and access to a convenient WC tucked beneath the stairs. To the rear, the modern kitchen offers generous worktop space along with an integrated hob, oven and fridge/freezer, with direct access out to the rear yard.

Moving upstairs, the gallery landing continues the home's charm with its gorgeous staircase and sense of space. The first floor is deceptively spacious, hosting three well-proportioned bedrooms. The master bedroom benefits from two fitted wardrobes and, along with bedroom three, enjoys delightful views to the front through more beautiful stained glass windows. The accommodation is completed by a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property offers on-road parking to the front, accompanied by a quaint rose bush that adds to the homes kerb appeal. To the rear, there is a private and enclosed yard which can also be accessed via a ginnel from the front, providing both convenience and practicality. The yard features planted beds, creating a pleasant outdoor space, along with an outbuilding offering additional storage, originally serving as an outdoor WC.

This is a truly charming home, full of character and ready to move straight into, making it a fantastic opportunity for those looking to step onto the property ladder.













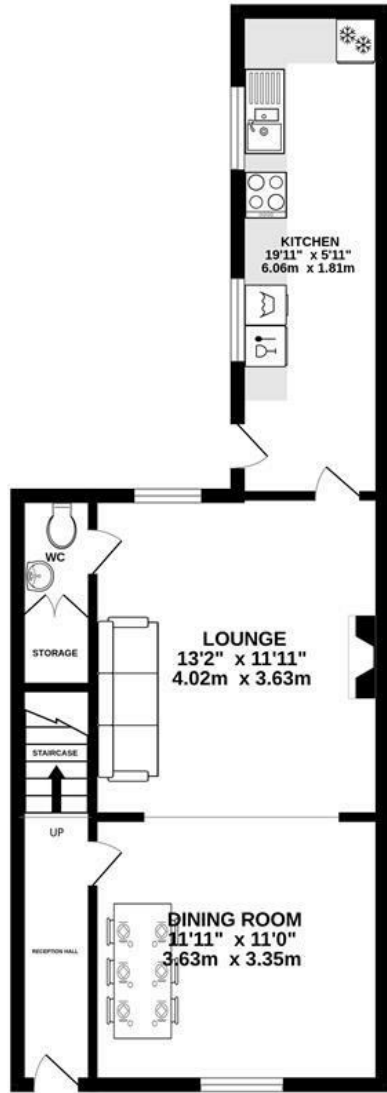




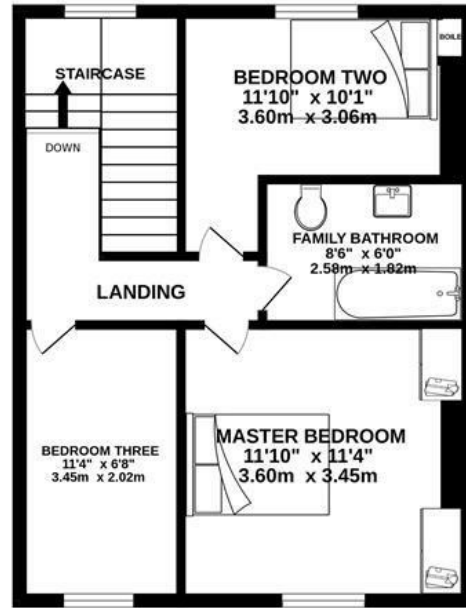




GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

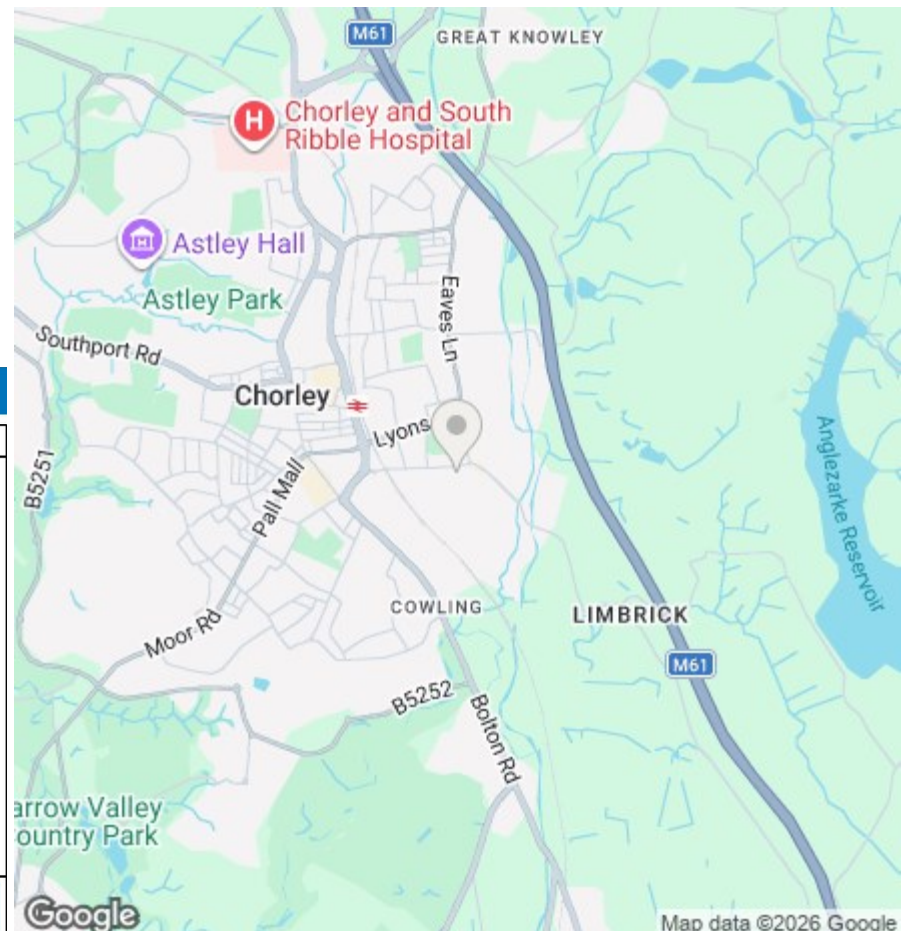


TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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	