



## Erskine Road, Chorley

**Offers Over £149,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three bedroom mid-terrace home, offering spacious and versatile living accommodation ideal for families and first-time buyers alike. Situated in the popular area of Chorley, Lancashire, the property benefits from a convenient location with a recreation ground just across the road, perfect for outdoor activities and family time, as well as being just a ten minute walk from the town centre. The home is well-connected, with easy access to the M61 and M6 motorways, while Chorley train station provides direct links to nearby towns and cities including Preston, Bolton, and Manchester. A variety of local amenities, including shops, schools, and leisure facilities, are all within close proximity.

Entering the home, you are welcomed via an entranceway leading into the main hallway. The lounge is the first door to the left, featuring a cosy fireplace and a bright bay window that fills the space with natural light. Further down the hallway, the kitchen/diner is a standout feature, beautifully presented with stylish fittings and finishes, creating a warm and inviting space ideal for both everyday living and entertaining. From here, you can access the utility room, which offers additional practicality along with two useful storage areas behind doors. Through the far door, you will find a versatile study, perfect for working from home, which also benefits from its own attached storage room. This room could also be used as a potential fourth bedroom.

Moving upstairs, the property features an open landing providing access to all rooms on the first floor. There are two generously sized double bedrooms and a well-proportioned single bedroom, offering flexible accommodation for growing families or guests. The family bathroom is well-appointed and is complemented by a separate shower room for added convenience.

Externally, the property offers on-road parking to the front, along with a brief front garden enhancing its kerb appeal. To the rear, there is a low-maintenance enclosed yard space, ideal for relaxing or outdoor dining. This attractive home combines space, practicality, and a convenient location, making it an excellent opportunity not to be missed.









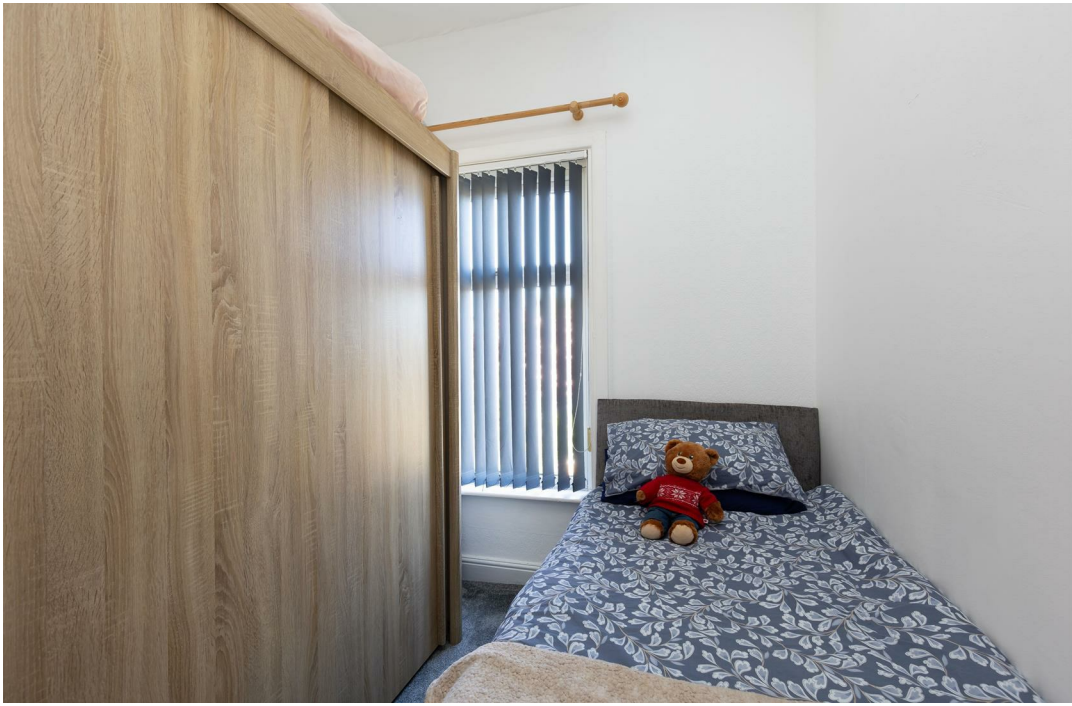








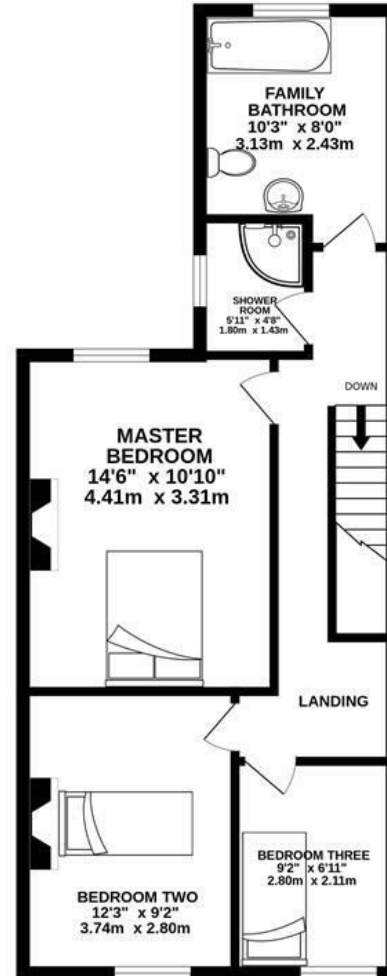
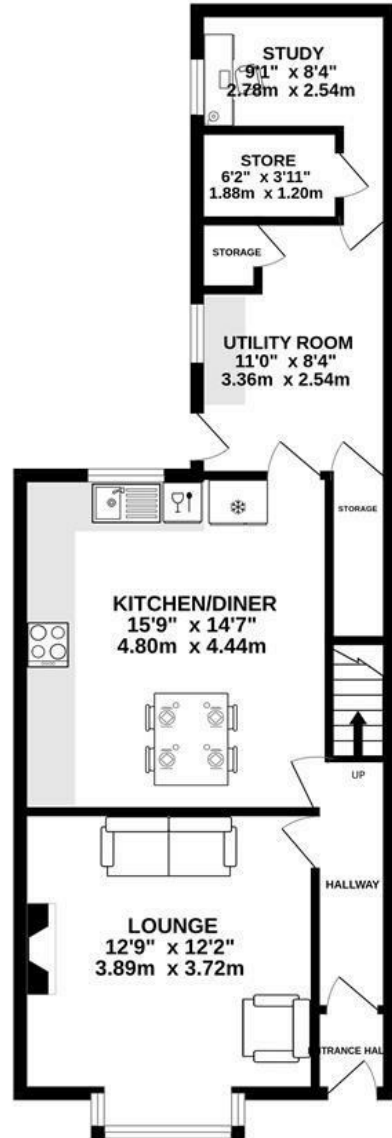




# BEN ROSE

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.

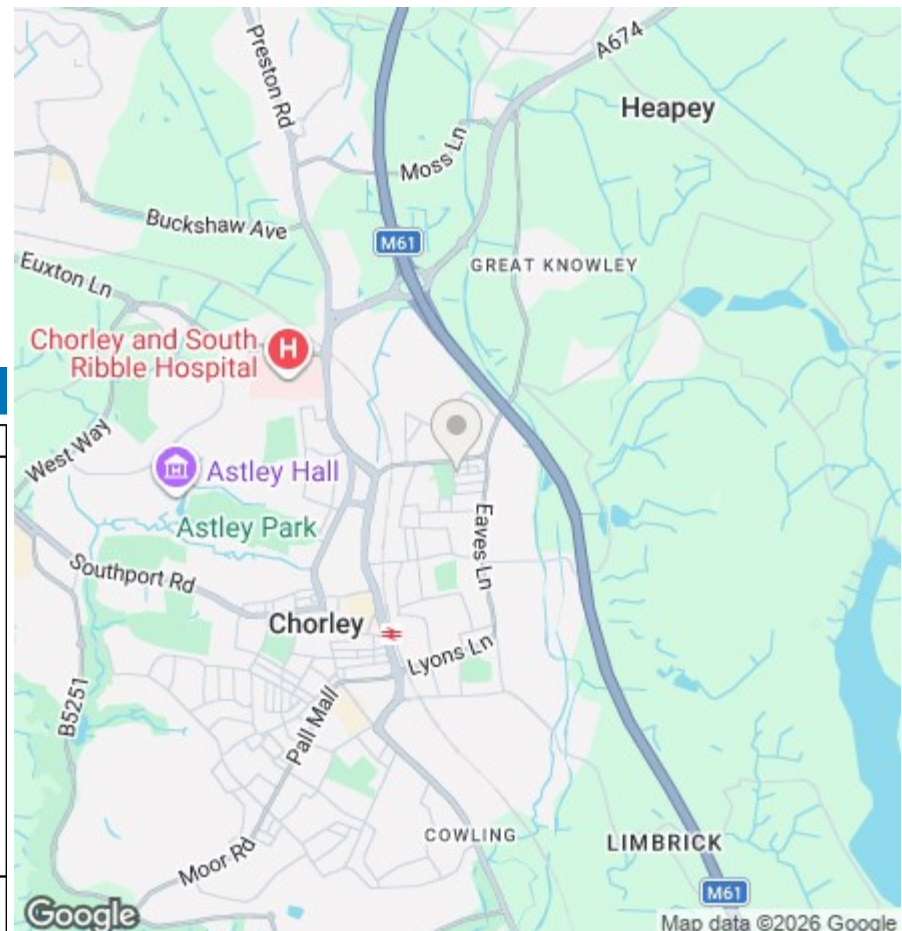
1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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		
	73	84
<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	