



Bolton Road, Chorley

Offers Over £299,995

Ben Rose Estate Agents are pleased to present to the market this charming four-bedroom semi-detached property, situated in a highly sought-after residential area of Chorley.

Full of character and charm, this spacious family home is offered with no onward chain. Ideally located, it provides excellent access to all major Northwest towns and cities via the M6 and M61 motorways, while also enjoying the beauty of the surrounding Lancashire countryside. The property further benefits from proximity to well-regarded schools and a range of local amenities.

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

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious entrance hallway where a staircase leads to the upper level. To the right, you'll find the generous lounge, currently being used as a dining room. This bright space features a beautiful bay window overlooking the front aspect. Continuing through, you enter the pantry — a practical space with built-in storage that conveniently serves the adjacent kitchen. Also accessible from this area is a modern shower room. Located at the rear, the kitchen offers ample worktop and storage space, along with room for freestanding appliances. A single door provides direct access to the garden. Completing the ground floor is the dining room, currently used as the lounge, showcasing a charming feature fireplace and double patio doors that open out to the rear garden.

Upstairs, the property offers four well-proportioned bedrooms, with bedroom three benefiting from integrated storage. A three-piece family bathroom with an over-bath shower completes this level.

Externally, the front of the property boasts a multi-tiered garden with a staircase leading from the road up to a flagged patio area and the front entrance. The rear garden is an extended, low-maintenance outdoor space with stone and flagged patios, a convenient storage shed, and a beautiful brick-built summer house featuring sliding patio doors — perfect for relaxing and enjoying the outdoors. A detached garage is located beyond the garden, along with an additional off-road parking space for one vehicle.



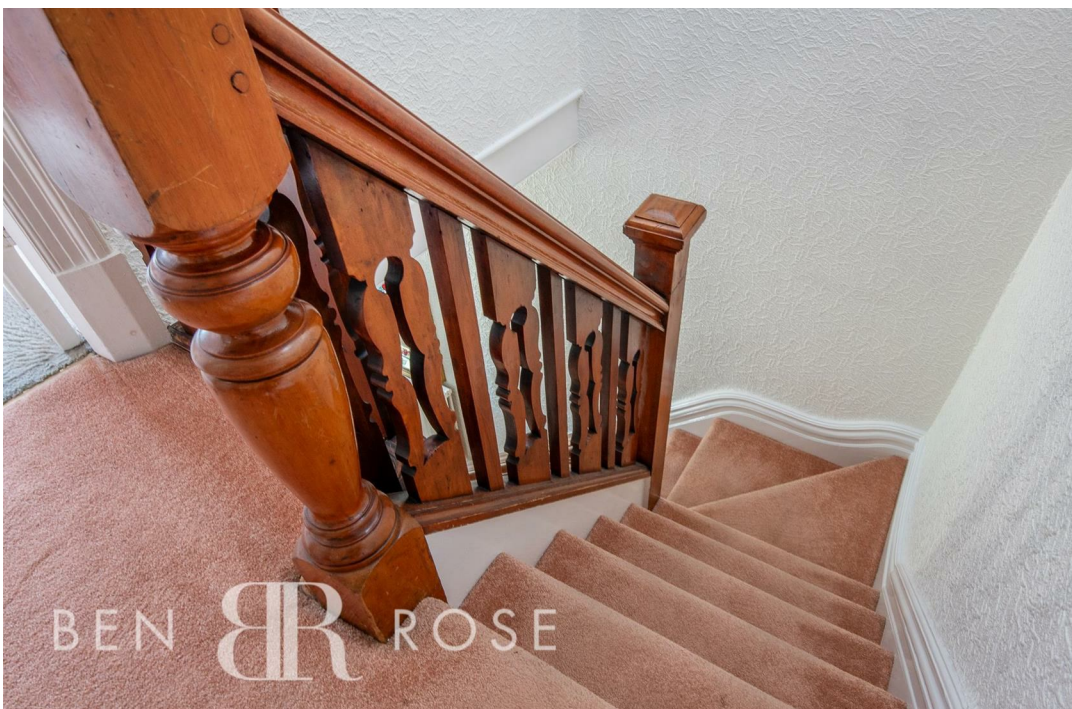










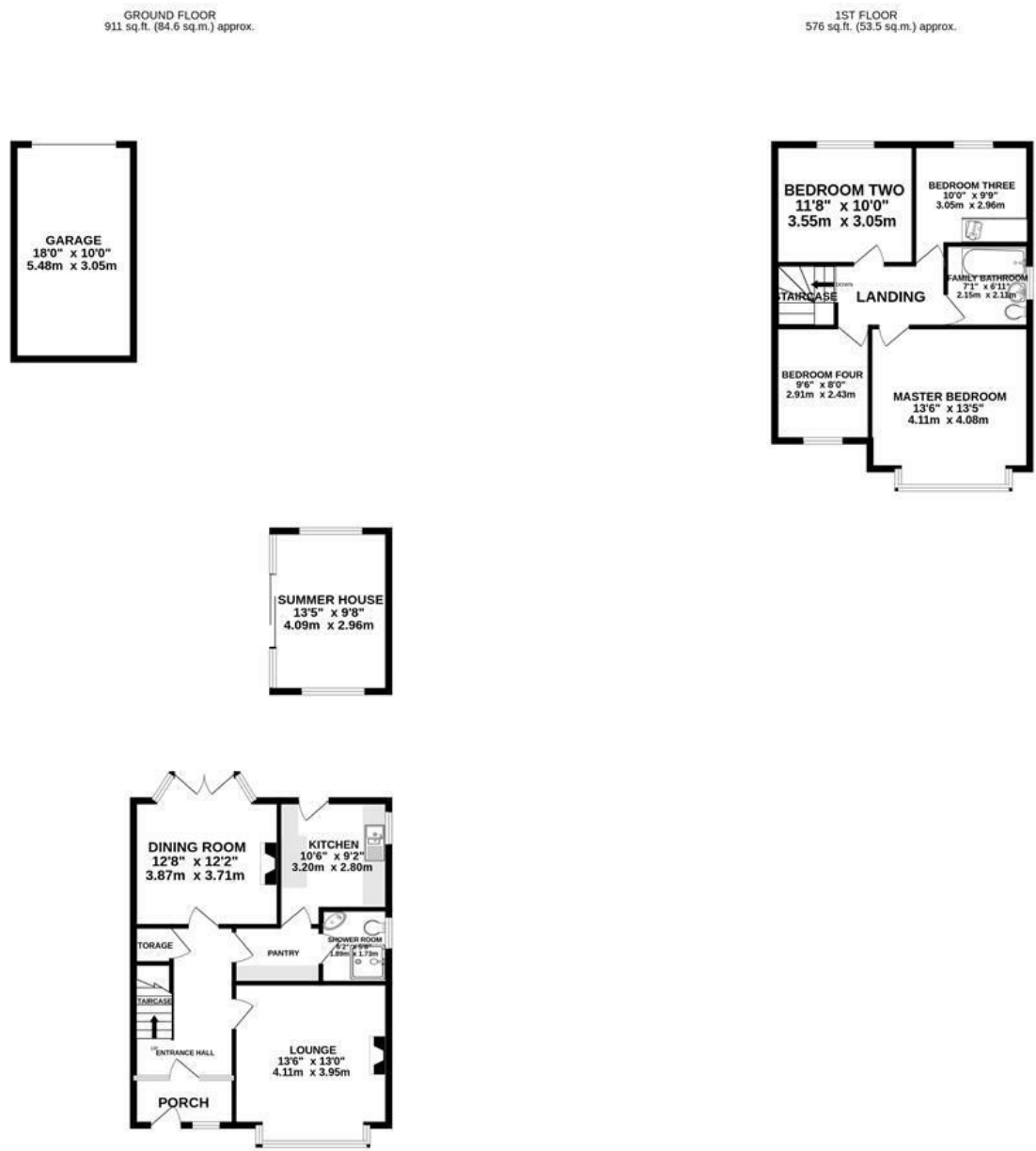








BEN ROSE



TOTAL FLOOR AREA: 1487 sq.ft. (138.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

