



Chorley Hall Road, Chorley

Offers Over £249,995

Ben Rose Estate Agents are pleased to present to market this beautifully maintained two-bedroom semi-detached bungalow, situated in a highly sought-after area of Chorley, Lancashire. This delightful home offers spacious and versatile living, perfectly suited to families or those looking to downsize without compromising on comfort or convenience. Ideally located within walking distance of Chorley town centre, residents can enjoy an excellent selection of local shops, supermarkets, restaurants, pubs, and schools. The area also benefits from superb transport links, with Chorley Railway Station providing direct connections to Preston and Manchester, and easy access to the M6 and M61 motorways. Scenic green spaces such as Astley Park are also just a short walk away, making this an ideal home for those seeking a balance of convenience and tranquillity.

Stepping through the entrance porch, you are welcomed into a bright and inviting spacious lounge, complete with a charming bay window that floods the room with natural light. The modern kitchen/breakfast room offers ample workspace and comes equipped with integrated appliances, including a washing machine and dishwasher. To the rear of the home sits a lovely dining room, with French doors leading to a conservatory—a perfect spot to relax and enjoy views over the garden.

The property features two well-proportioned double bedrooms, both overlooking the rear garden and benefiting from private ensuite shower rooms. The master bedroom enjoys a bay window with garden views, while a convenient separate WC completes the interior accommodation.

Externally, the bungalow offers a generous driveway providing off-road parking for three to four cars, alongside an external garage/workshop for additional storage or hobbies. The mature rear garden is a standout feature, with a paved seating area, neatly kept lawns, decorative borders, and established trees, creating a peaceful outdoor retreat.

This superb home combines comfort, practicality, and a fantastic location, making it a wonderful opportunity for those seeking single-level living in the heart of Chorley.















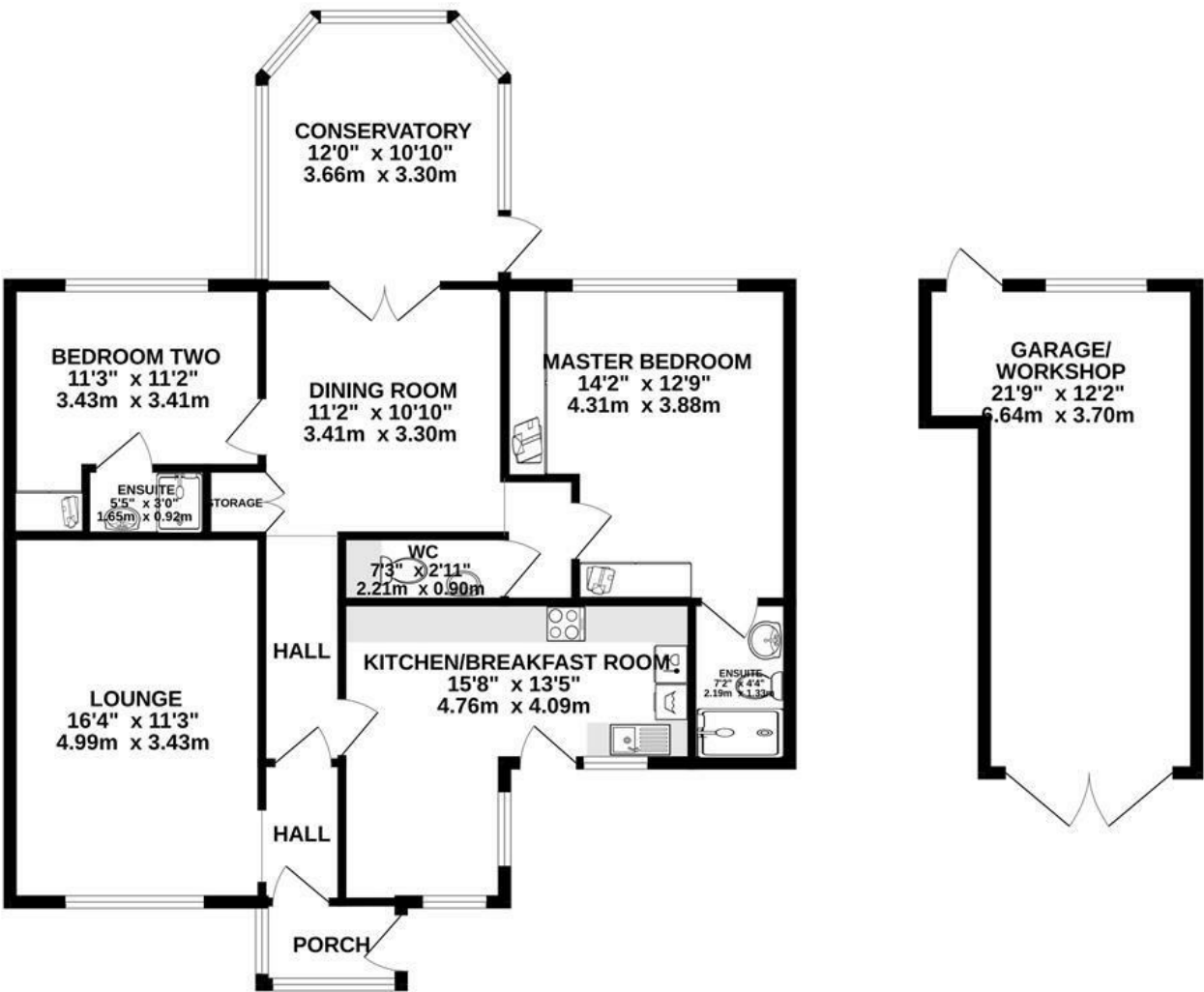






BEN ROSE


GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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		
	73	78
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 