



**Kirkstall Road, Chorley**

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached bungalow, situated in a sought-after area of Chorley. Offered with no onward chain, this property presents an excellent opportunity for comfortable single-level living, enjoying an elevated position with picturesque panoramic views across the West Pennine Moors and Winter Hill. The home is ideally located close to Chorley town centre, offering easy access to excellent local schools, shops, and amenities, while also benefiting from superb transport links, including convenient access to the M6 and M61 motorways.

Internally, the property briefly comprises a welcoming entrance hallway leading into the spacious lounge, which features a central fireplace and a large south-facing window to the front, allowing plenty of natural light. The lounge provides access through to the central hallway, from which you will find the kitchen. The kitchen offers ample storage and space for freestanding appliances, along with a single door leading to a convenient side porch.

Also accessed from the hallway are two well-proportioned double bedrooms, with the master benefiting from integrated storage and bedroom two featuring sliding patio doors that open onto the rear garden. Completing the internal layout is a three-piece family shower room.

Externally, the property boasts a well-maintained front garden alongside a private driveway providing off-road parking. To the rear is a secluded, low-maintenance garden, comprising a stone patio, established borders, and a spacious storage shed.

Early viewing is highly recommended to avoid any potential disappointment.





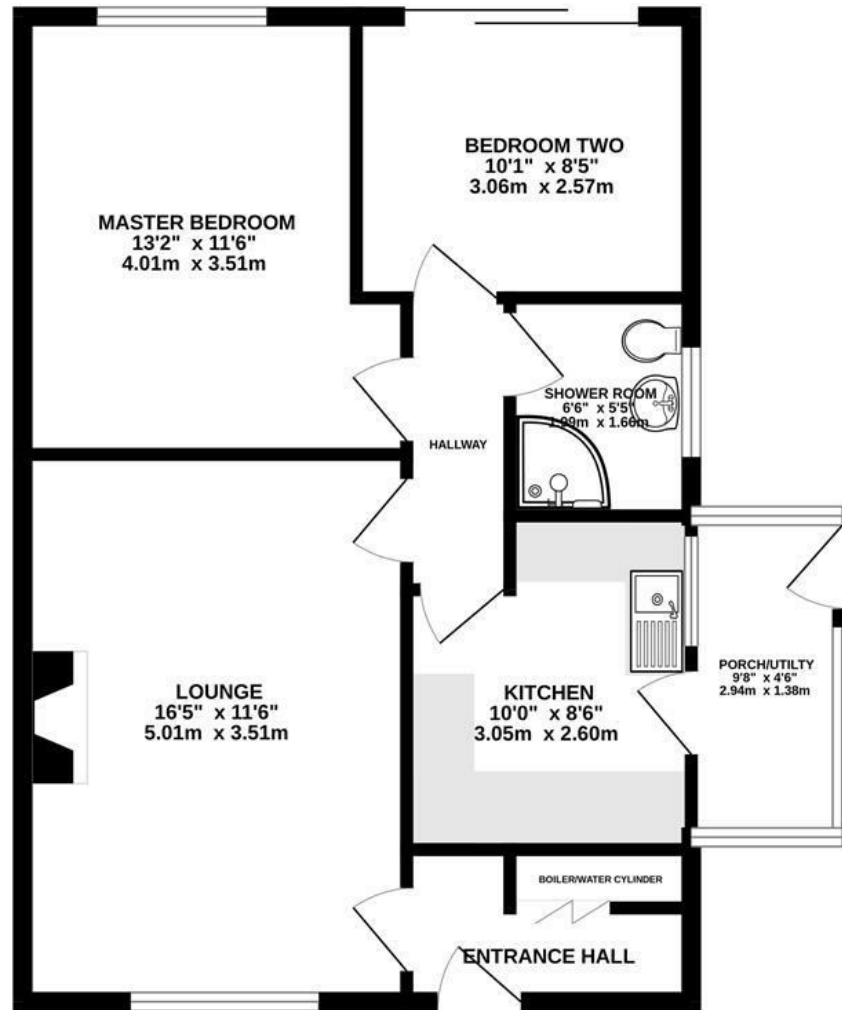








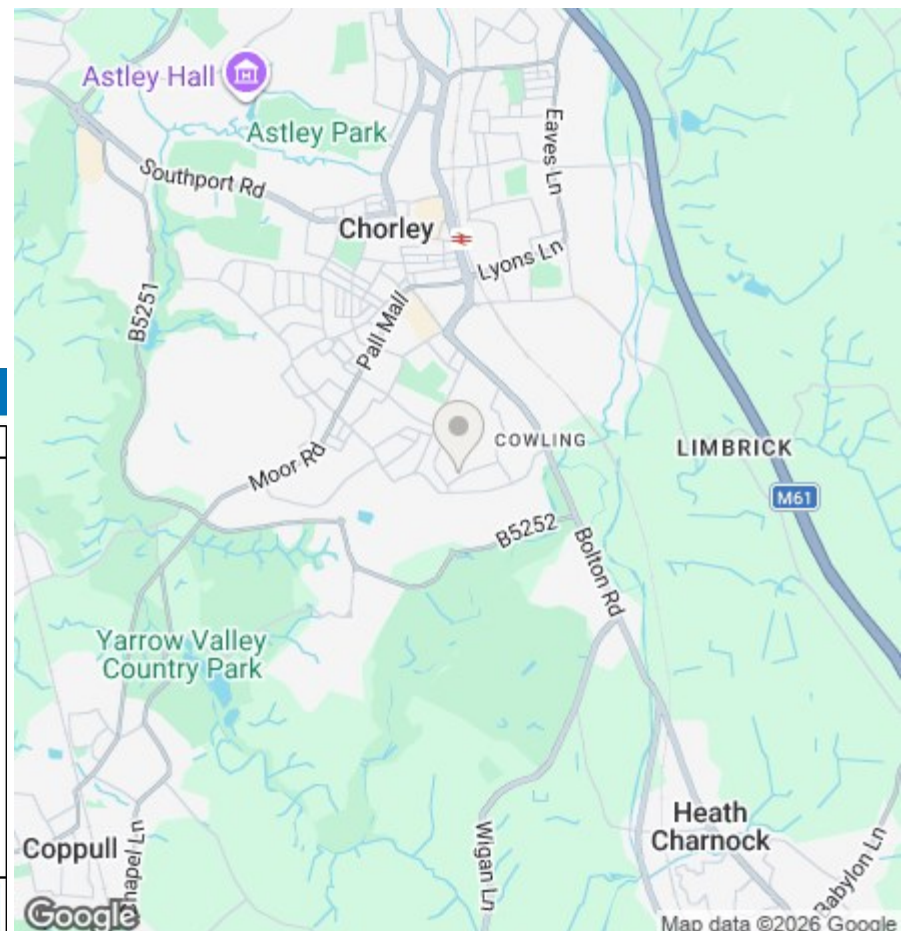
GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 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>		59	72
(39-54) <b>E</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		