



Victoria Terrace, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom terrace home, located in a popular residential area of Chorley. This charming property is offered with NO ONWARDS CHAIN and presents an ideal opportunity for first-time buyers or those seeking a project home to make their own. Situated just a short walk from Chorley town centre, the home benefits from excellent access to local amenities including supermarkets, schools, cafes, and leisure facilities. For those commuting, Chorley train station is conveniently nearby offering direct links to Manchester and Preston, while the M61 and M6 motorways are just a short drive away, providing easy access to nearby towns and cities.

Upon entering the property, you are welcomed into the entrance hall which leads directly into the dining room positioned at the front of the home. This space benefits from double doors that open into the spacious lounge towards the rear, creating an open and flowing layout ideal for both relaxing and entertaining. The lounge also features access to the staircase leading to the first floor and offers ample room for a variety of furniture layouts. Just off the lounge is the kitchen that has the potential to be transformed into a functional and modern culinary space.

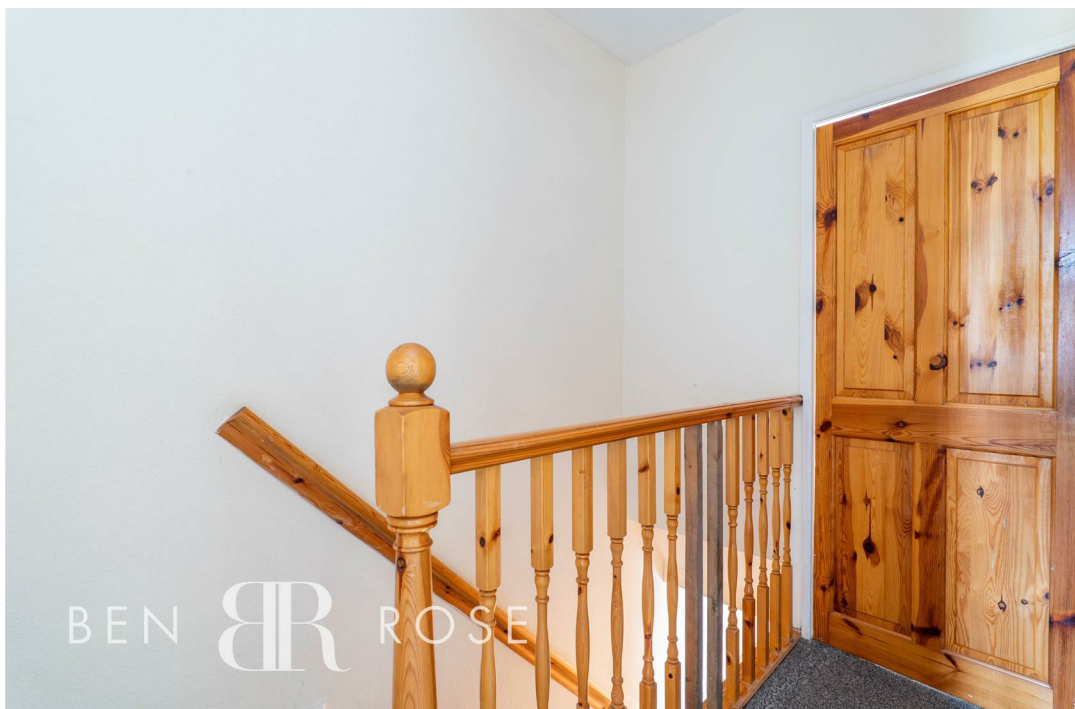
Moving to the first floor, the property offers three well-proportioned bedrooms, each providing a good amount of natural light. These rooms offer plenty of potential for personalisation and could serve as ideal spaces for a growing family, guest rooms, or even a home office. Completing the upper level is the three-piece family bathroom, which includes a bath with overhead shower, WC, and wash basin.

Externally, the home is set on a private road with a garden located directly opposite the property, offering a peaceful spot for outdoor seating or gardening. To the rear is a low-maintenance yard with gated access behind the property, where convenient off-road parking is available.

This property offers a fantastic opportunity to step onto the property ladder and make a house your home, all within a well-connected and sought-after location.







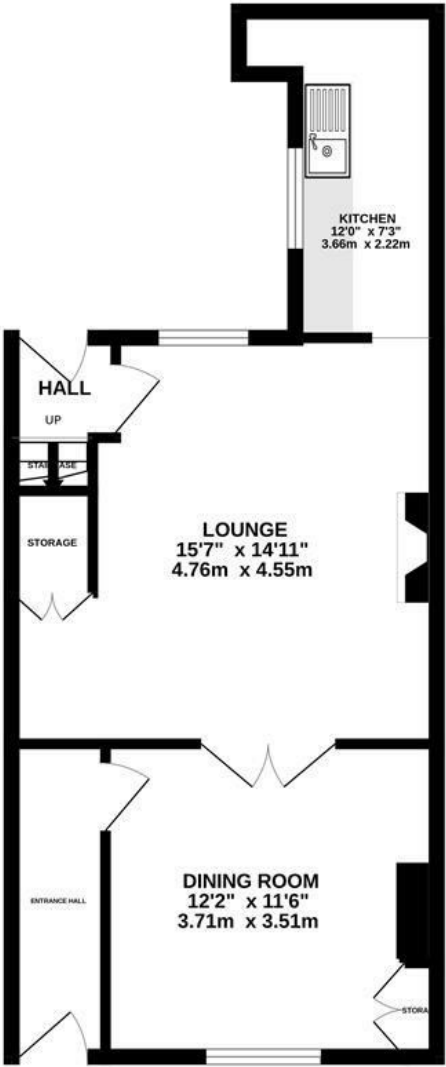




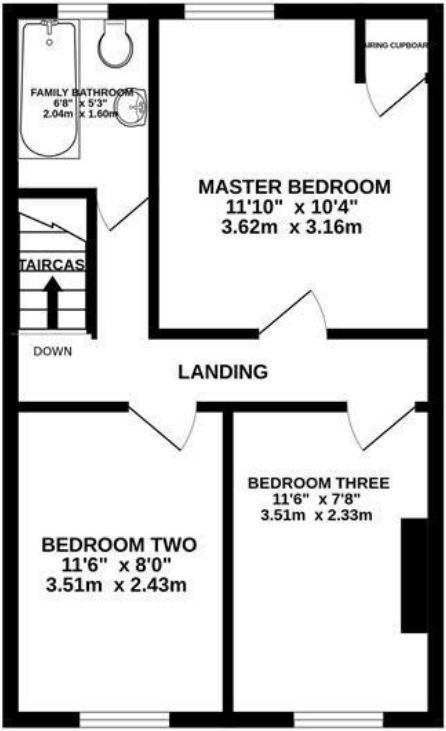


BEN ROSE

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 