



Chiltern Mews, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this chain free beautifully refreshed two-bedroom coach house, situated in a popular residential area of Chorley. Ideal for first-time buyers looking for a move-in ready home, this modern property has been thoughtfully updated throughout, including the installation of a stylish new kitchen, creating a contemporary and welcoming living environment. The home offers well-proportioned accommodation with a bright and airy feel, whilst also benefiting from a garage with the added luxury of a sauna. Chorley town centre is just a short distance away, offering a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. Excellent travel links are available nearby, including Chorley train station providing direct routes to Manchester, Preston and beyond, regular bus services, and convenient access to the M61, M6 and M65 motorways, making commuting throughout the North West straightforward. The area also benefits from nearby parks, countryside walks and popular attractions such as Yarrow Valley Country Park.

Upon entering the home, you are welcomed into the entrance hall, where a staircase leads up to the main accommodation situated predominantly on the first floor. The landing opens into the impressive open-plan lounge and kitchen, which forms the heart of the home. The newly installed kitchen has been finished to a high standard and features a range of integrated appliances alongside a breakfast bar with seating for up to three people, creating the perfect space for both everyday living and entertaining. The spacious lounge area flows seamlessly from the kitchen, providing a comfortable and sociable setting with plenty of natural light.

The accommodation continues with two well-sized bedrooms, both of which benefit from fitted storage. The principal bedroom offers generous proportions, whilst the second bedroom is currently utilised as a home office, demonstrating the flexibility of the space for those working remotely or requiring a guest room. Completing the accommodation is the modern three-piece family bathroom, fitted with an over-the-bath shower and finished in a clean, contemporary style.

Externally, the property benefits from a private driveway providing off-road parking for one vehicle directly in front of the garage, with additional visitor parking available nearby. The garage itself is presented in immaculate condition and offers excellent storage space, further enhanced by the inclusion of a sauna, providing a unique feature rarely found in similar properties. This well-presented coach house combines modern living, practical space and an excellent location, making it a fantastic opportunity for first-time buyers seeking a home ready to enjoy from day one.

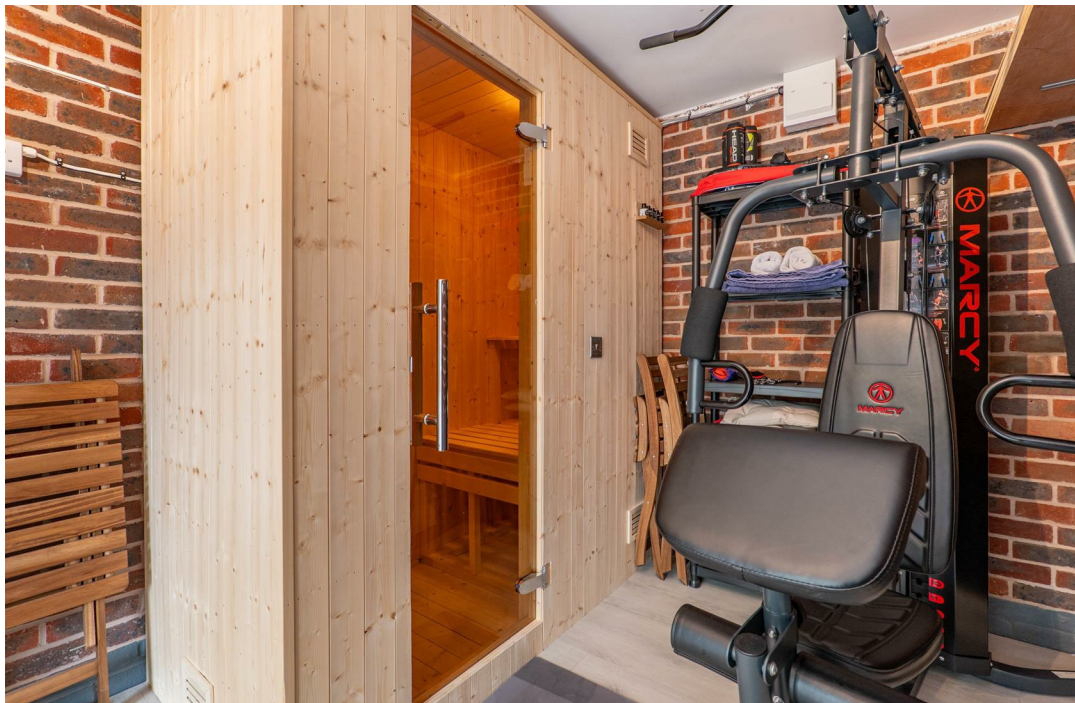






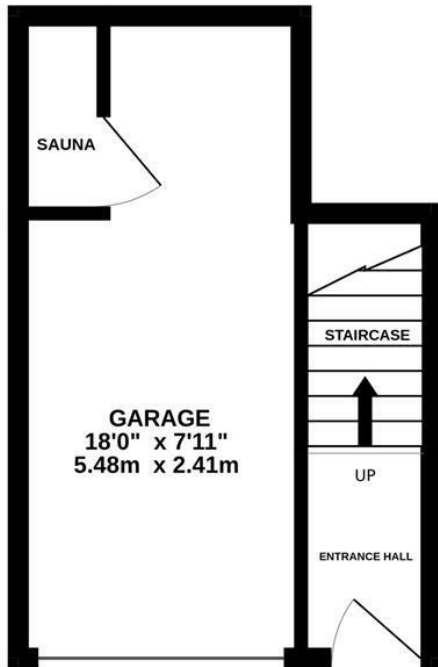




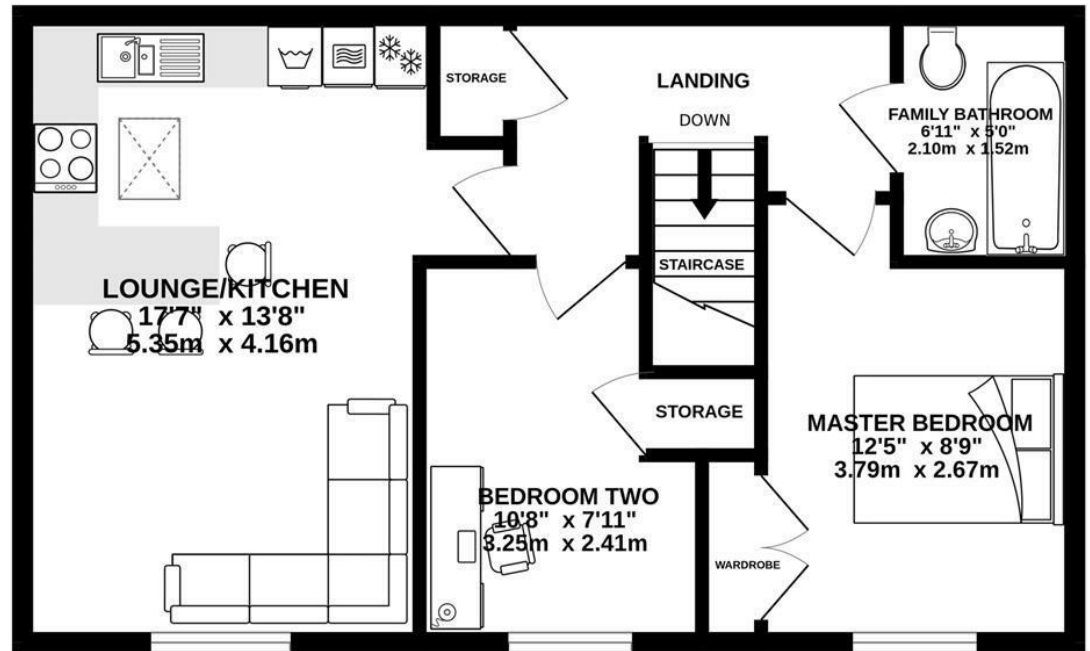


BEN ROSE

GROUND FLOOR
188 sq.ft. (17.4 sq.m.) approx.



FIRST FLOOR
517 sq.ft. (48.0 sq.m.) approx.

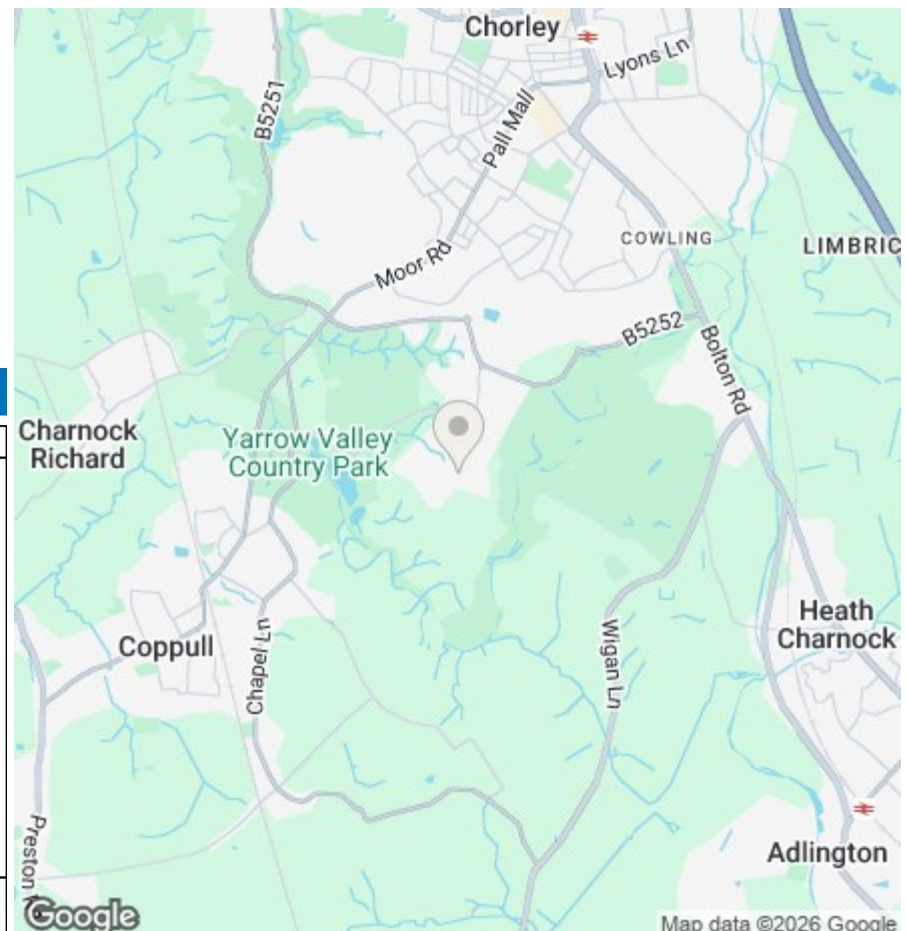


TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

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			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(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 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		