



Draperfield, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached property, ideally located in a sought-after area of Chorley. This delightful home is perfectly suited to first-time buyers or couples, offering spacious living areas and a private rear garden. The property benefits from excellent access to Chorley's town centre, with its array of shops, supermarkets, restaurants, traditional pubs, and well-regarded schools. For those who enjoy the outdoors, the picturesque Yarrow Valley Country Park is just a short walk away, providing scenic trails and natural beauty. Commuters will also appreciate the superb transport connections, including Chorley rail station with direct links to Preston and Manchester, regular bus services to nearby towns, and convenient access to the M6 and M61 motorways.

Upon entering, you are welcomed by a bright entrance porch leading into the spacious lounge/dining room. This inviting space is well-proportioned and filled with natural light, offering plenty of room for both relaxing and entertaining. Towards the rear of the home lies the character kitchen/breakfast room, fitted with built-in appliances and a stylish breakfast bar, making it the heart of the home. Extending further, a rear conservatory provides an additional living area, overlooking the garden and offering French doors that seamlessly open onto the patio – perfect for summer evenings.

To the first floor, the home boasts two well-appointed bedrooms. The generously sized master bedroom spans the full width of the property, creating a light and comfortable retreat. The second bedroom offers flexibility as a double room, guest room, or home office. Completing the floor is a modern three-piece family shower room, finished to a high standard.

Externally, the property benefits from a driveway with space for up to three vehicles, along with a small, easily maintained front garden. To the rear, a private garden awaits, featuring a patio area ideal for al-fresco dining, entertaining, or simply enjoying the peaceful setting.

In summary, this beautifully presented semi-detached home combines practical living with a prime location. Offering modern comforts, excellent transport links, and access to both local amenities and scenic countryside, it makes a superb opportunity for first-time buyers or couples seeking a move-in ready home in Chorley.







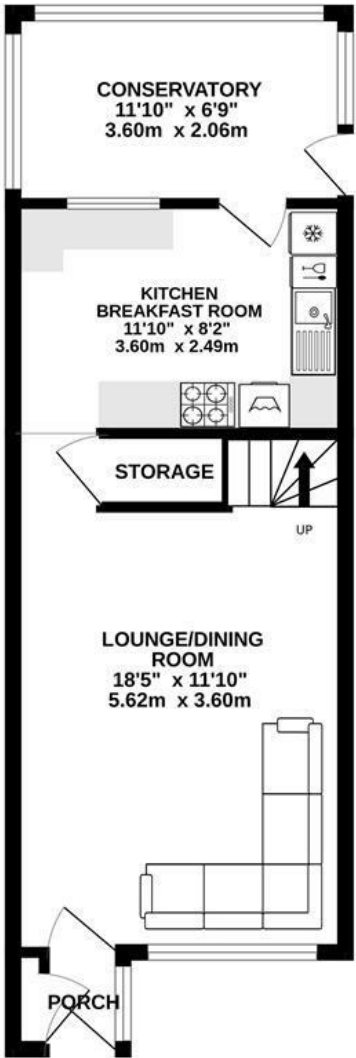






BEN ROSE

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.




1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 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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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	<div>70</div>	<div>87</div>
(81-91) B		
(69-80) C		
(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 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
		