



## Grime Street, Chorley

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property situated in a popular residential area of Chorley, ideal for first time buyers looking to step onto the property ladder. Offering generously sized living accommodation throughout, this home benefits from a newly installed boiler, a fully boarded loft providing excellent additional storage space, and tasteful recent improvements including the replastering of the second bedroom. Conveniently located, the property is within easy reach of Chorley town centre where there are an array of shops, supermarkets, cafés, and leisure facilities, whilst excellent transport links nearby include Chorley train station, regular bus routes, and easy access to the M61 and M6 motorways, making commuting to Preston, Manchester, and surrounding towns highly convenient.

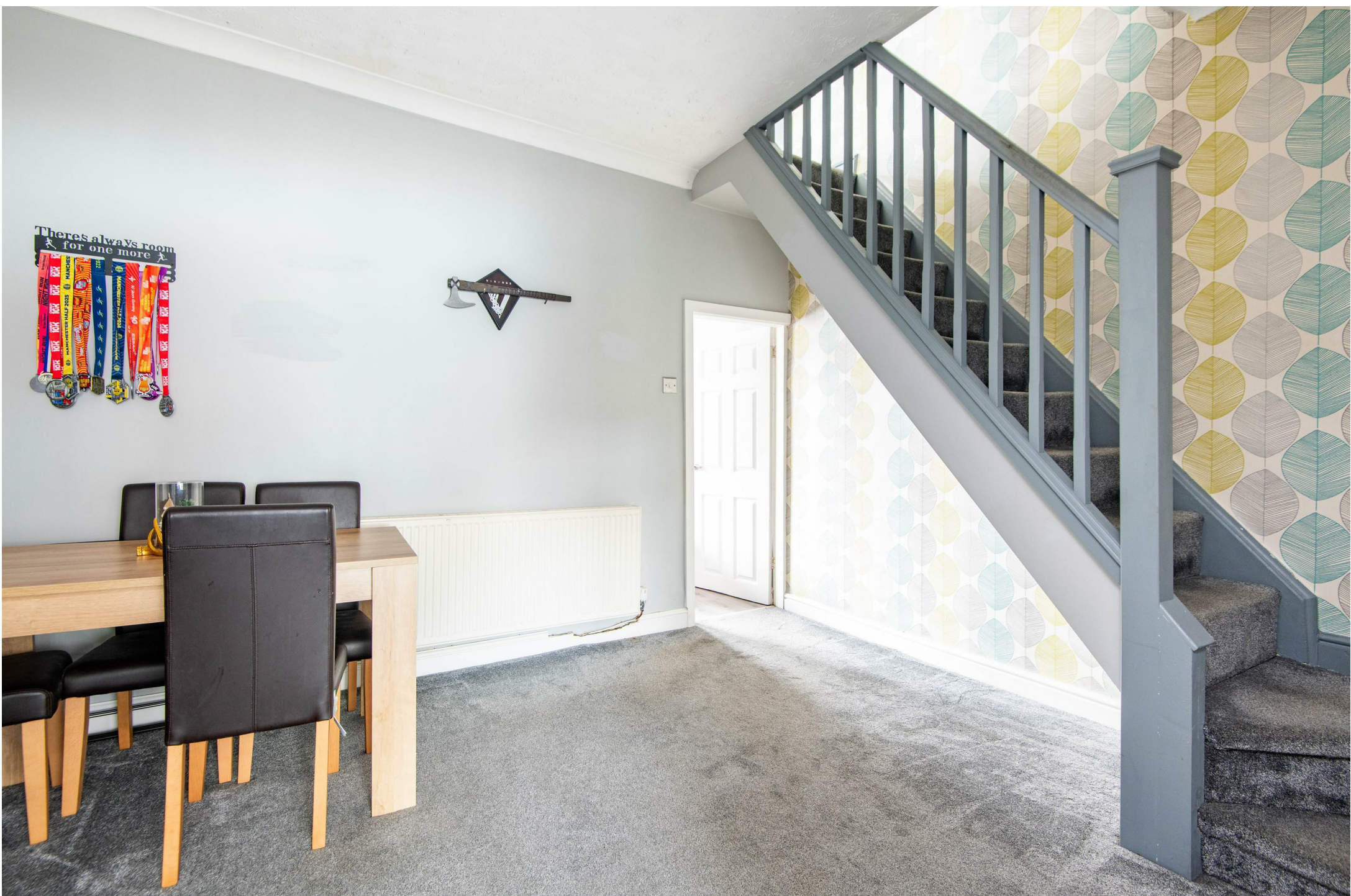
Entering the home, you are welcomed into a generously sized lounge offering a warm and inviting setting to relax and unwind. The space flows seamlessly through into the dining room, creating an ideal layout for both everyday living and entertaining guests, whilst also housing the staircase leading to the first floor. Moving further through the property, you'll find the well-equipped kitchen which offers ample workspace and storage solutions. An internal hallway then leads through to the three-piece family bathroom, fitted with all the essentials in a practical layout.

Heading upstairs, the landing provides access to two good-sized double bedrooms. The master bedroom is particularly generous in size, offering plenty of room for additional furnishings and storage. The second bedroom has recently been replastered, creating a fresh and modern feel, making it ideal as a guest room, nursery, or home office space. The fully boarded loft also provides valuable extra storage options.

Externally, the property benefits from a gated front yard with a low-lying bordering wall, adding a degree of privacy and kerb appeal. To the rear is an enclosed yard with ample space for outdoor furniture, making it perfect for enjoying the warmer months or outdoor dining. Offering spacious accommodation, practical features, and a highly convenient location, this home presents an excellent opportunity for first time buyers seeking a property ready to move straight into.







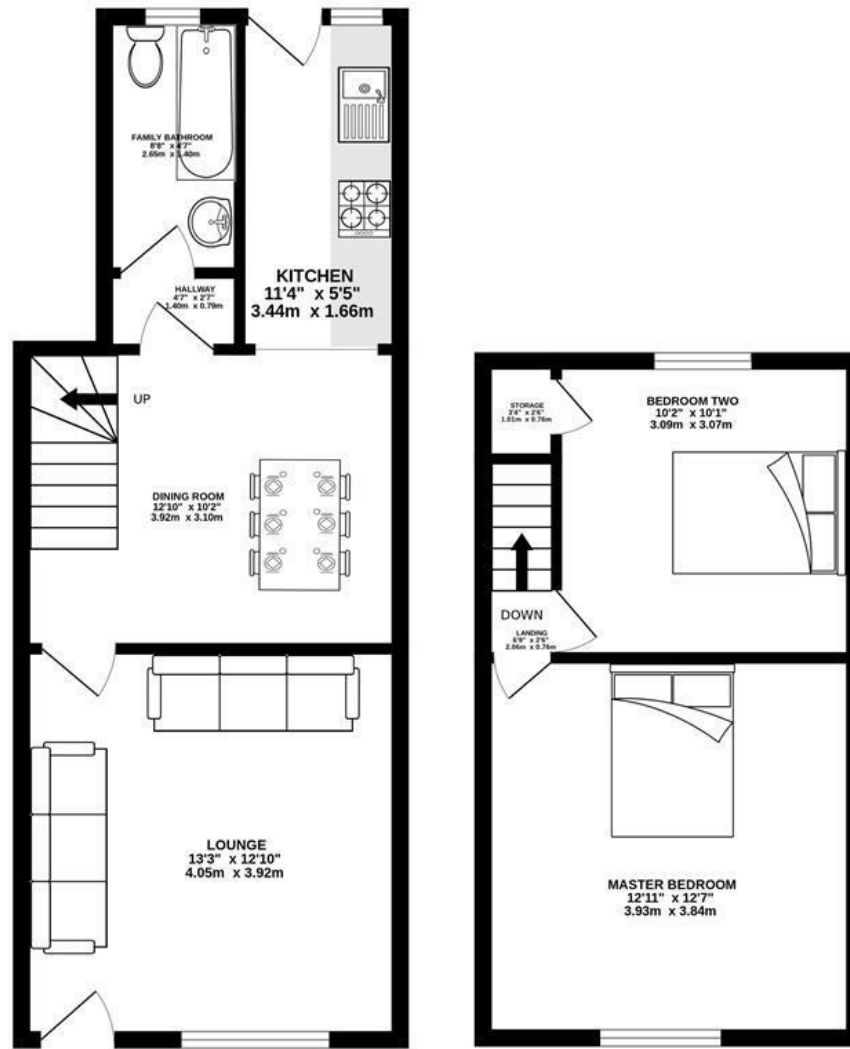






GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.

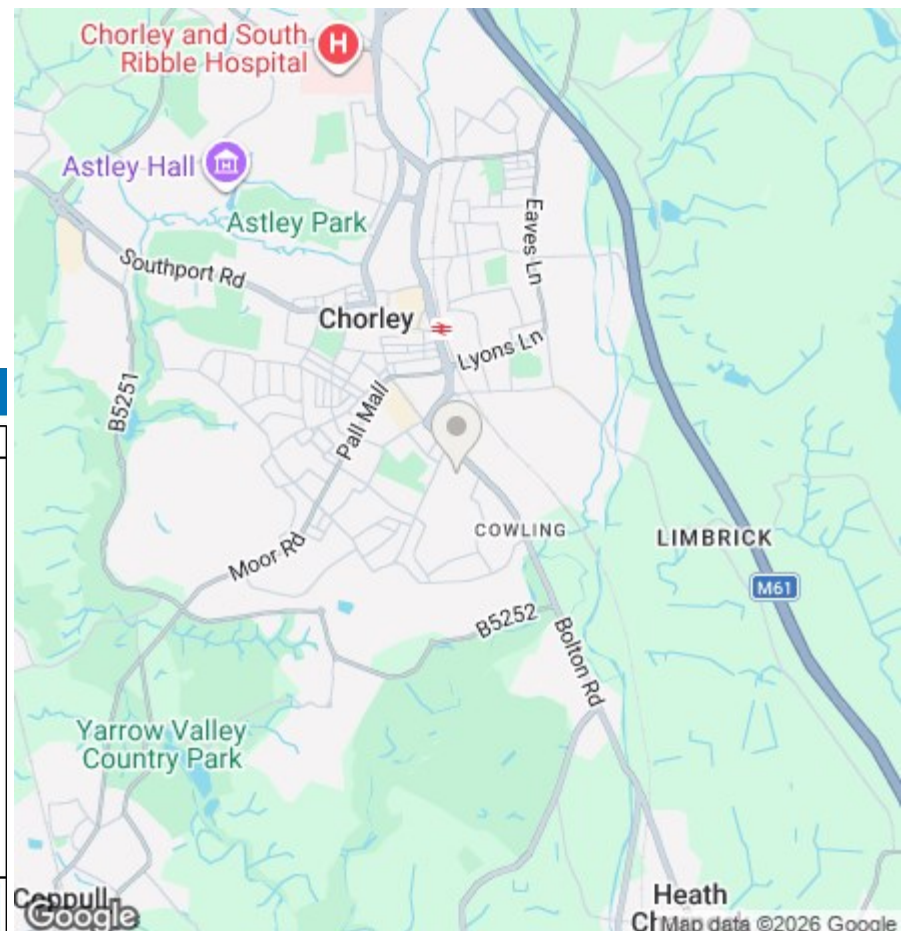


TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

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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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>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(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	