



Canterbury Street, Chorley

Offers Over £149,995

Ben Rose Estate Agents are delighted to bring to market this charming, stone-built three-bedroom mid-terrace cottage, ideally situated in the highly sought-after area of Chorley. Garden-fronted and brimming with character, the home is perfectly suited for first-time buyers or young couples looking to take their first step onto the property ladder. Conveniently located within walking distance of Chorley town centre, the property offers excellent access to a superb selection of local schools, a range of shops, and essential everyday amenities. For those needing to commute, the property is ideally placed with Chorley train station just a short distance away, along with easy connectivity to the M6 and M65 motorways.

Upon entering the home, you are welcomed into a quaint entrance porch which leads into the main hallway, providing access to the stairs and the majority of the ground floor rooms. At the front of the property lies a cosy and inviting lounge, beautifully lit by a large front-facing window and warmed by a traditional open fireplace, creating a perfect space to relax. Continuing through the ground floor, the spacious sitting and dining room forms the heart of the home. This generously proportioned area features a second open fireplace, a large under-stairs storage cupboard, and ample space to comfortably accommodate both a lounge area and a dining table — making it ideal for both everyday living and entertaining guests.

The kitchen is well-appointed and thoughtfully laid out, boasting a range of modern wall and base units along with integrated appliances such as a hob/oven and fridge freezer, providing a sleek and functional space for cooking. A rear door from the kitchen opens directly onto the garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the first floor hosts three well-proportioned bedrooms. Each bedroom benefits from fitted wardrobes, offering excellent built-in storage solutions. The family bathroom is a generous size and features a three-piece suite complete with an over-the-bath shower. A bright and airy landing, enhanced by a large rear-facing window, adds a further sense of light and space to the upper floor.

Externally, the rear garden is a particularly attractive feature of the property. It is of a good size and has been laid with Indian stone flags for low maintenance, while still being softened by a variety of mature shrubs and plants. There is plenty of room for outdoor seating, making it an ideal space for relaxing or entertaining in warmer months. The garden also provides access to a useful outbuilding/utility room, offering both storage and housing for appliances such as a washer and dryer. Additionally, a fully functioning external toilet adds further practicality. On-road parking is available to the front of the property.

Throughout, the home retains many original period features, adding to its charm and individuality. Recent improvements include a full replacement of UPVC double glazing, while gas central heating compliments the traditional open fireplaces, ensuring the property remains warm and comfortable all year round. This is a truly delightful home that blends traditional character with modern convenience, all within a highly desirable and accessible location. Early viewing is highly recommended to avoid disappointment.









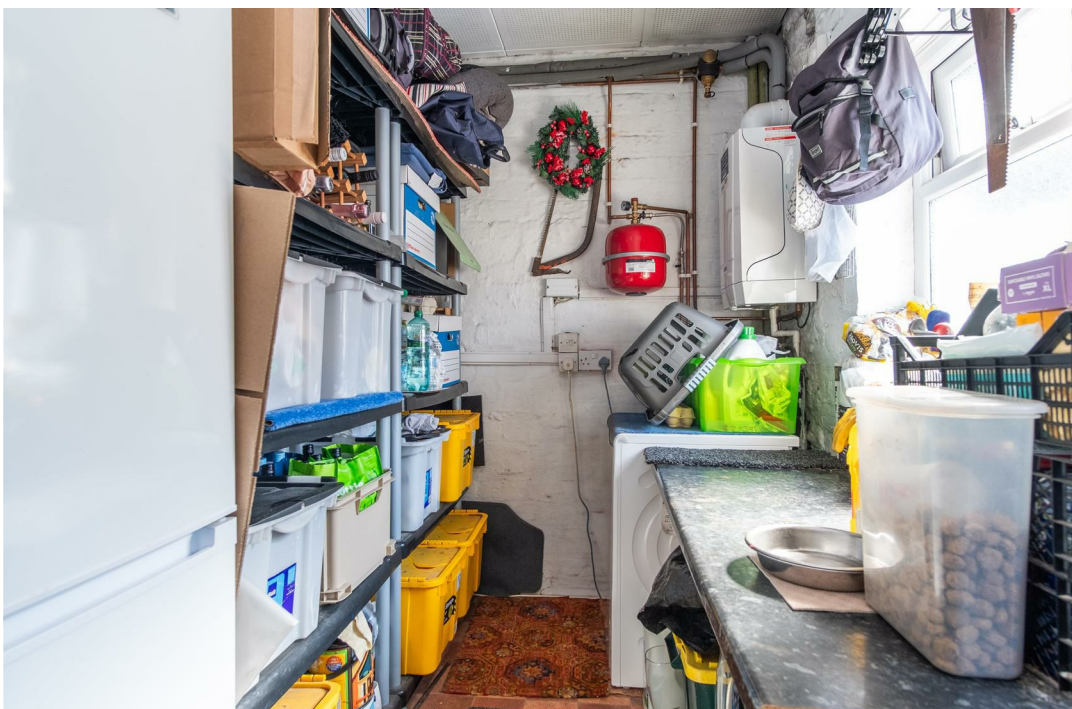






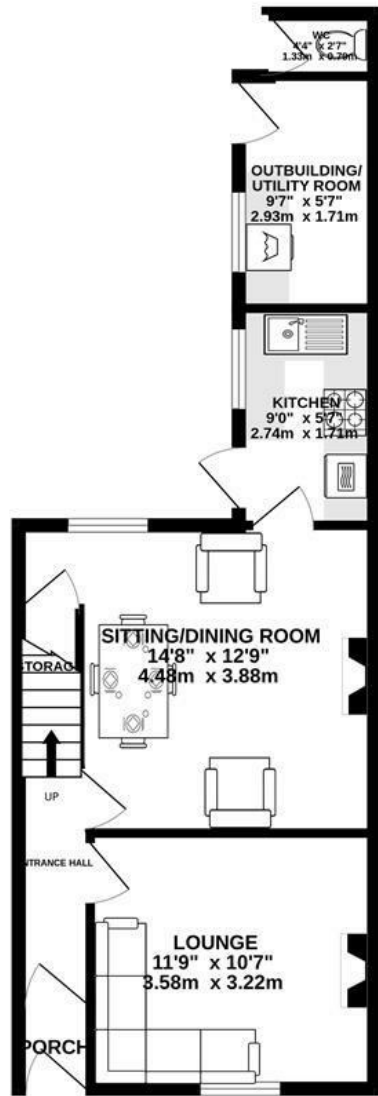




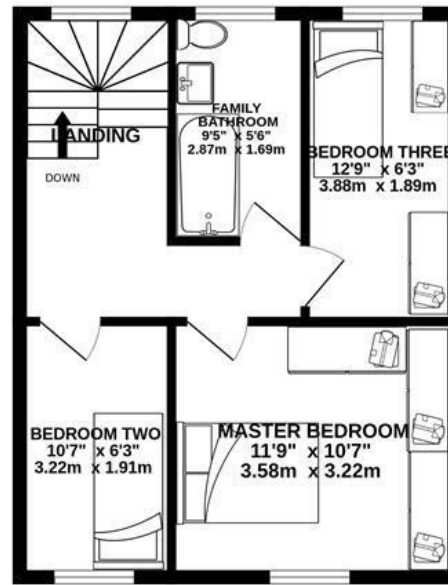


BEN ROSE

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

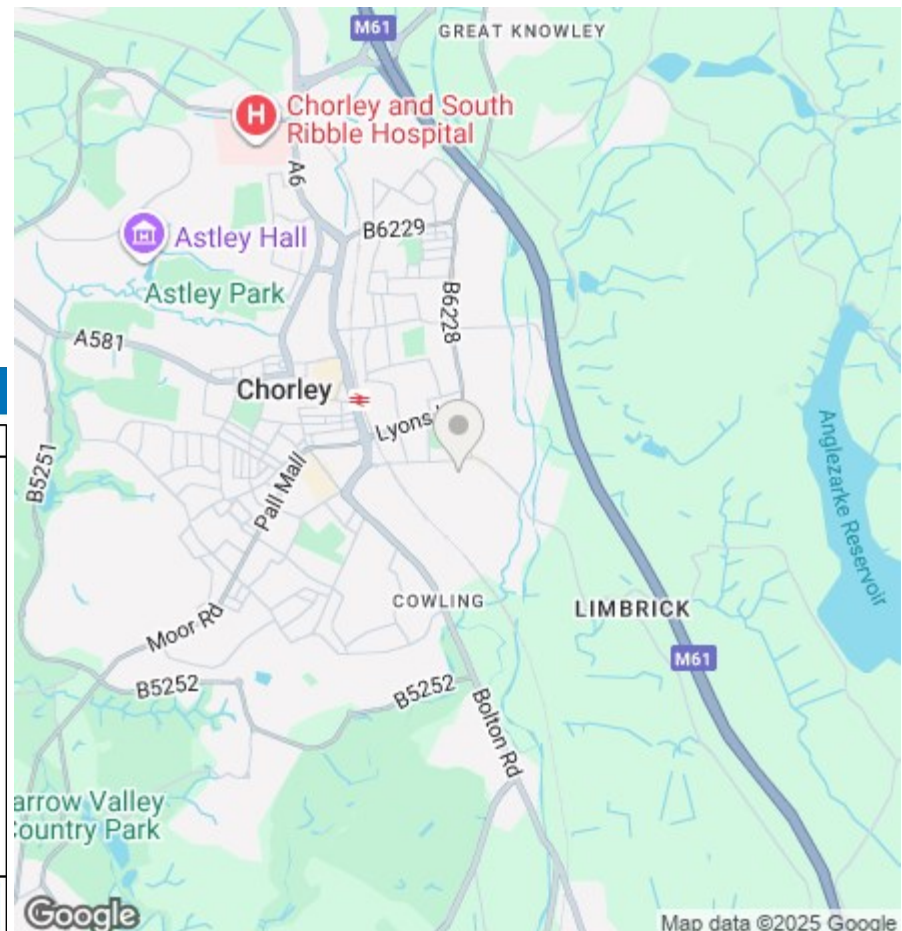


TOTAL FLOOR AREA: 871 sq.ft. (81.0 sq.m.) approx.

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		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	