



## Croft Road, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this two bedroom end terrace home in the heart of Chorley, offered to the market with NO CHAIN. Ideal for first time buyers looking to step onto the property ladder or investors seeking a well positioned buy-to-let opportunity, this home offers well proportioned accommodation throughout with a practical and flexible layout. Situated within a popular residential area of Chorley, the property benefits from excellent access to local shops, supermarkets, schools and everyday amenities, all within easy reach. Chorley town centre is just a short distance away, offering a wide range of high street stores, cafés and leisure facilities, while Astley Park provides beautiful green space for walks and recreation. For commuters, Chorley railway station offers direct rail links to Manchester, Preston and beyond, with convenient bus routes nearby and superb access to the M61 and M6 motorways, making travel across Lancashire and the North West straightforward.

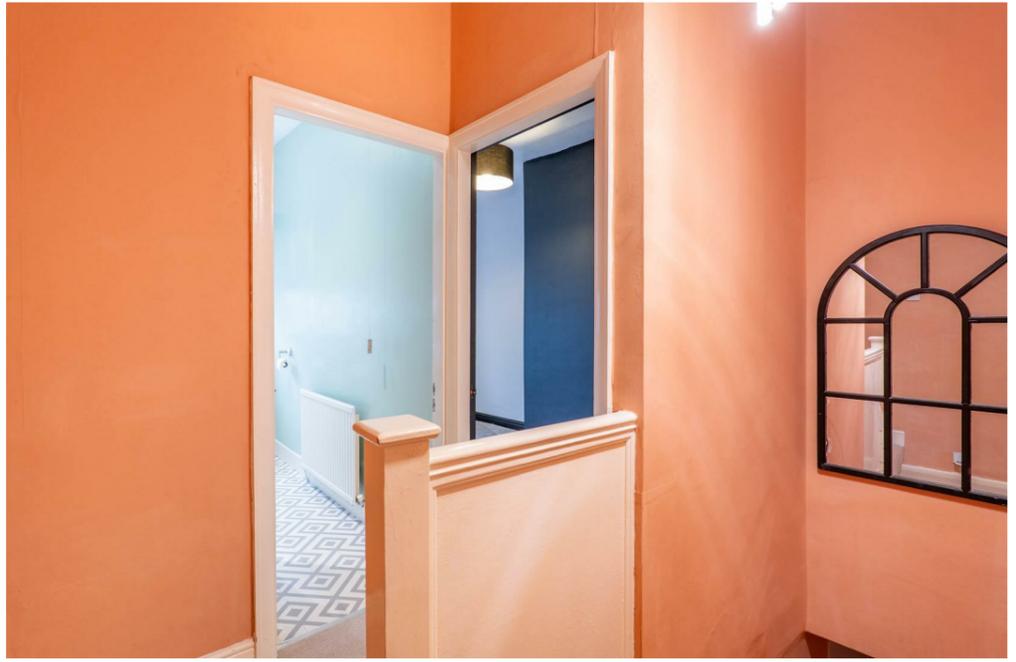
Upon entering the home, you are welcomed by a vestibule which leads directly into the front lounge, a cosy yet comfortable space complete with a handy coats rack for added practicality. Moving through the property, you'll find a sizeable dining room which could easily serve as the main lounge if preferred, offering flexibility to suit your lifestyle. This room features a charming fireplace, staircase access to the first floor, useful under stair storage, and direct access out to the rear yard. To the rear of the home is the kitchen, fitted with ample worktop and storage space, along with an integrated oven, providing everything needed for day-to-day cooking.

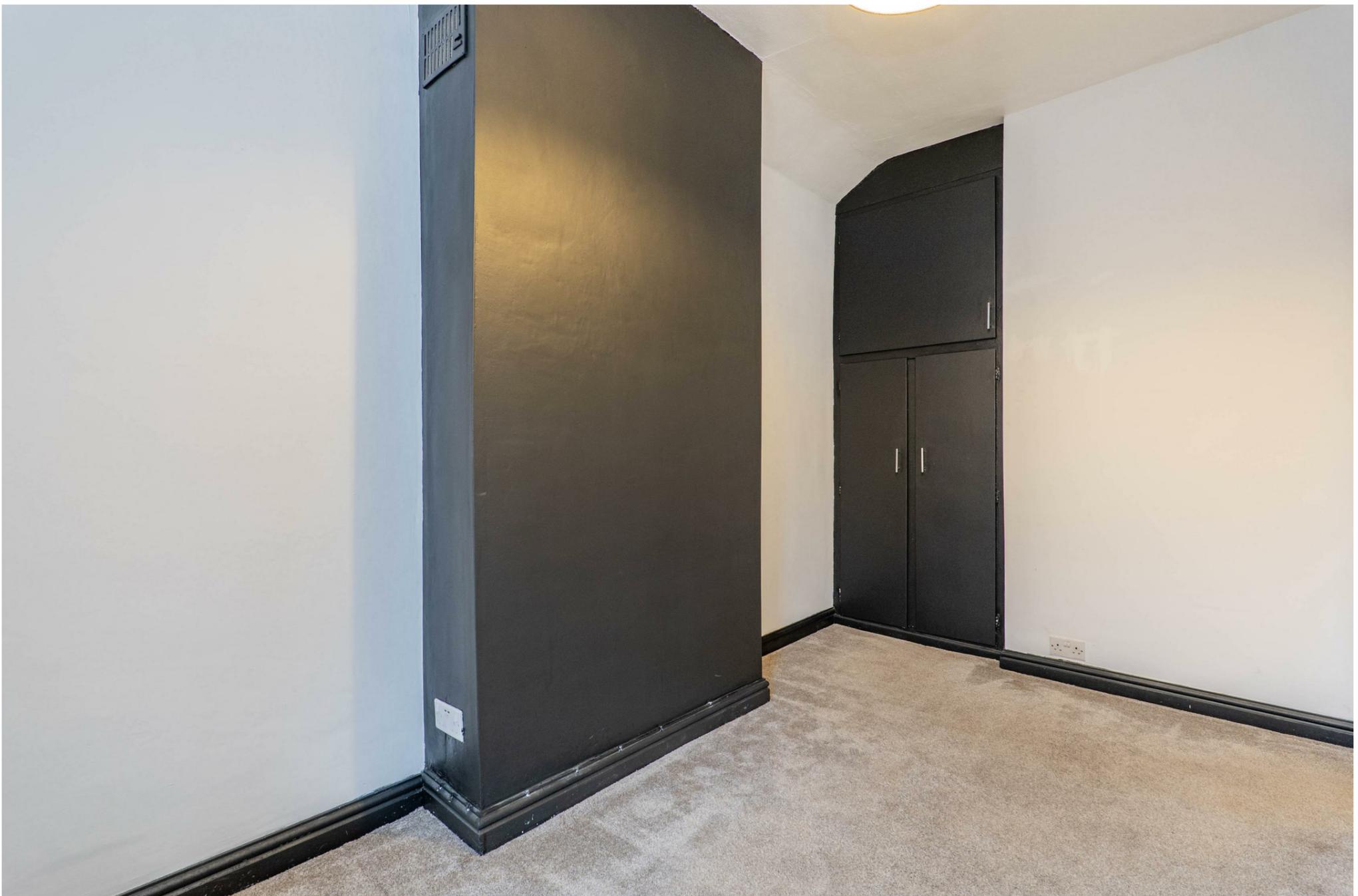
To the first floor, the property offers two well proportioned bedrooms. The master bedroom benefits from ample fitted wardrobes, providing excellent built-in storage and maximising floor space. The second bedroom is ideal as a guest room, home office or nursery. Completing the first floor is a modern three piece family bathroom, fitted with a bath and over-the-bath shower, wash basin and WC, finished in a clean and contemporary style.

Externally, to the front of the property there is on street parking available, while to the rear residents benefit from access to a convenient car park. The rear yard is low maintenance and practical, with access directly from the car park, making it ideal for ease of entry and everyday use. Offering spacious accommodation, a flexible layout and a prime location close to amenities and transport links, this end terrace home presents a fantastic opportunity for first time buyers and investors alike.





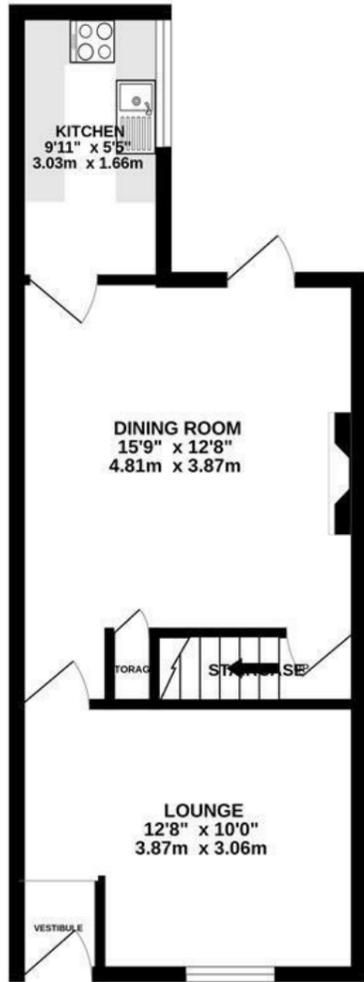




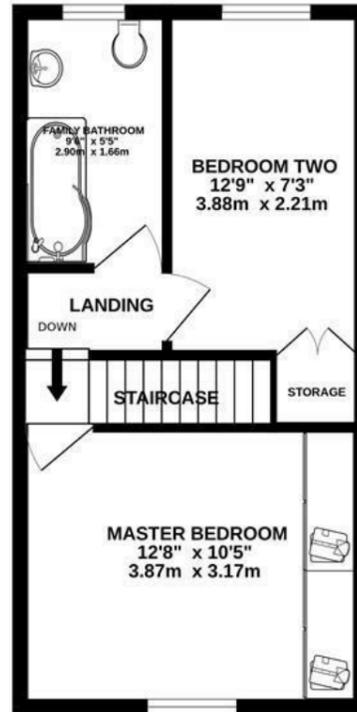




GROUND FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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	

