



Brownley Street, Chorley

Offers Over £124,995

Ben Rose Estate Agents are delighted to bring to market this well-presented three-bedroom mid-terrace property, situated in a popular residential area of Chorley. Ideal for first-time buyers or investors, the home is conveniently located within walking distance of Chorley town centre and its excellent selection of schools, shops, cafés, bars, and restaurants. The property also benefits from fantastic transport links via nearby Chorley train station and easy access to the M6 and M61 motorways, making it ideal for commuters.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a charming central fireplace and a large window overlooking the front aspect. The lounge flows seamlessly into the dining room, which offers ample space for a large family dining table, with the staircase leading to the upper level and convenient understairs storage.

From here, you will enter the modern fitted kitchen, which offers ample wall and base units with an integrated oven and hob, as well as additional space for freestanding appliances. Beyond the kitchen is a practical utility area providing further storage or appliance space, with a stylish barn door leading out to the rear garden. Completing the ground floor is a contemporary three-piece family bathroom featuring an over-the-bath shower.

Moving upstairs, you will find three well-proportioned bedrooms, all of which are capable of accommodating a double bed.

Externally, there is ample on-street parking to the front of the property, along with access to the shared ginnel leading to the rear. The rear garden provides a private and low-maintenance outdoor space, featuring an artificial lawn and a sheltered decking area, creating the perfect setting for relaxing or entertaining. A concealed storage shed provides useful additional outdoor storage.

Early viewing is highly recommended to avoid potential disappointment.

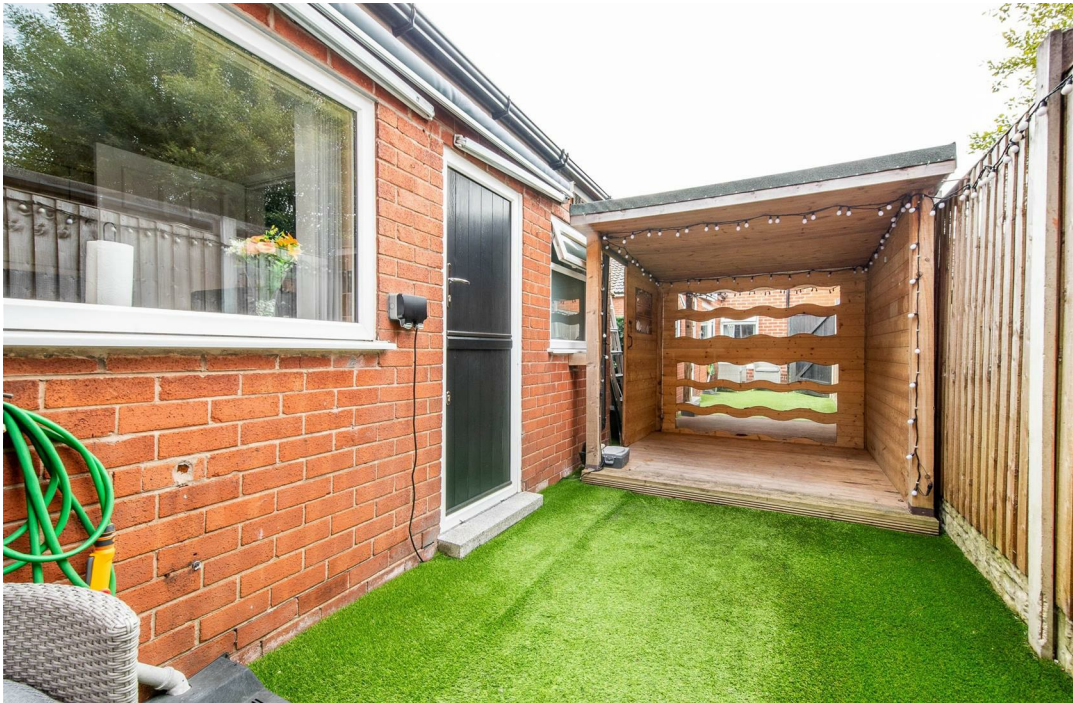






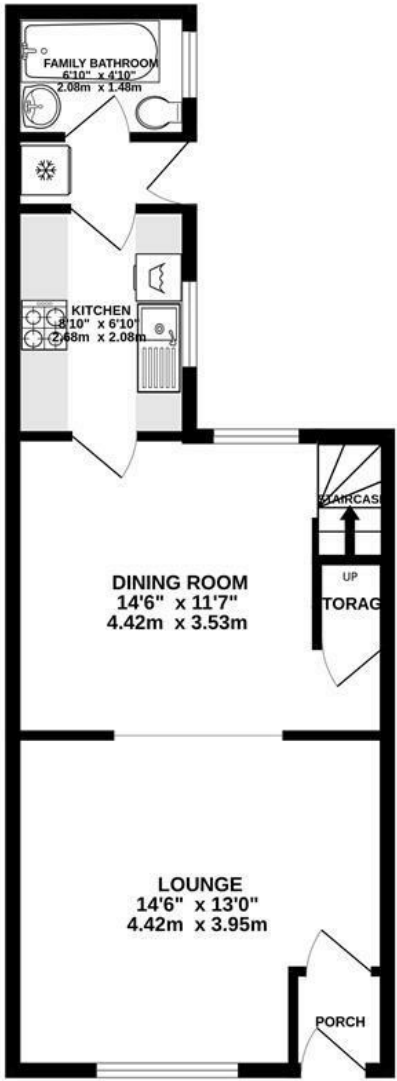




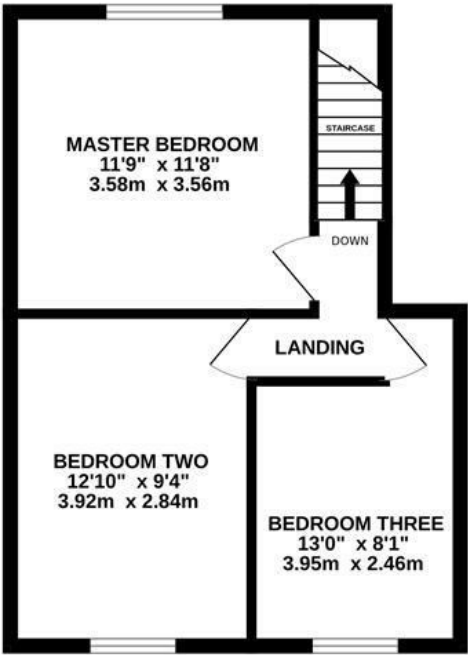


BEN ROSE

GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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		78
(55-68) D	66	
(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	

