



Brooke Street, Chorley

Offers Over £99,995

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN two-bedroom property, located in a popular area of Chorley. Ideally positioned close to local schools, supermarkets, and everyday amenities, the home also offers excellent access to the M6 and M61 motorways, making it perfect for commuting to major towns and cities across the North West. The area is well served by reputable schools, nurseries, and convenient local facilities right on your doorstep.

While the property would benefit from some light refurbishment, it presents fantastic potential and would be ideal for first-time buyers or investors looking for a promising opportunity. Early viewing is highly recommended to avoid disappointment.

Upon entering the property through the porch, you're welcomed into the entrance hallway which leads into the spacious lounge. The lounge features a large front-facing window that fills the room with natural light. A single door leads through to the dining room, which houses the staircase to the upper floor and provides useful understairs storage. There is ample space for a family dining table, and the room flows through to the kitchen at the rear. The kitchen offers generous storage and space for freestanding appliances, with a single door leading out to the rear yard. Completing the ground floor is a three-piece family bathroom with an over-the-bath shower.

Upstairs, you'll find two well-proportioned double bedrooms, with bedroom two benefiting from integrated storage.

Externally, there is ample on-street parking to the front, while the rear boasts a good-sized yard offering a low-maintenance outdoor space.







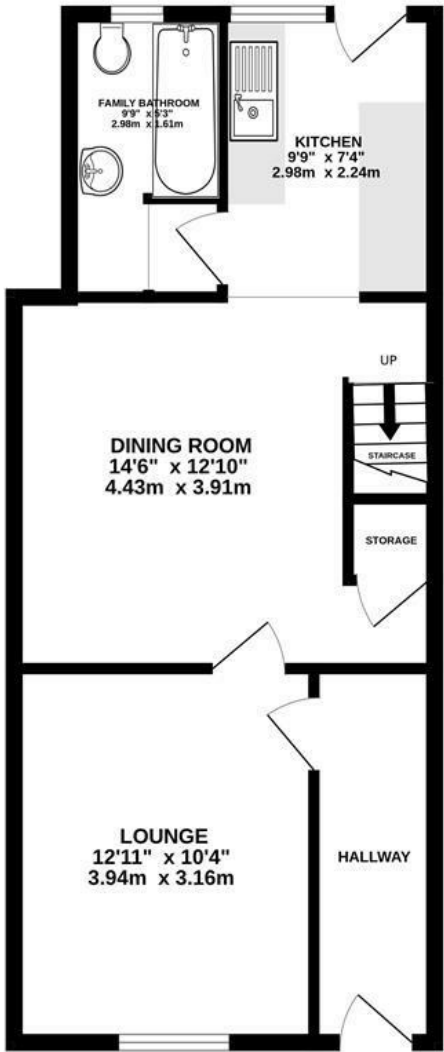




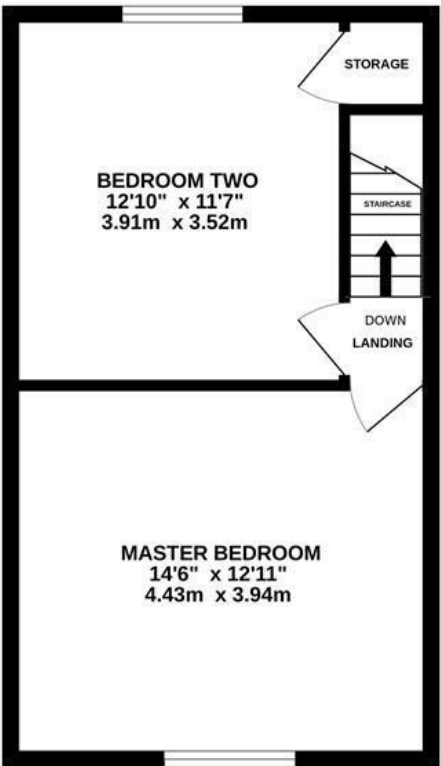


BEN ROSE

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
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	

