BEN ROSE



Lorne Street, Chorley

Offers Over £139,995

NO CHAIN
Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terraced home, ideally situated within walking distance of Chorley town centre. Offering well-proportioned accommodation, a feature fireplace with a log burner and a low-maintenance rear yard, this property would make an excellent choice for first-time buyers looking to take their first step onto the property ladder or investors seeking a promising buy-to-let opportunity. The convenient location places a wide range of everyday amenities within easy reach, including supermarkets, independent shops, cafés, restaurants and leisure facilities in the town centre. Chorley railway station provides regular services towards Preston, Manchester and beyond, while local bus routes offer further convenient connections to surrounding areas. Excellent road links are also available via the nearby M61 and M6 motorways, making commuting to Preston, Bolton, Manchester and other destinations across the North West straightforward.

Stepping into the property, the entrance vestibule provides a welcoming introduction, with the staircase positioned directly ahead leading to the first floor. From here, you enter the spacious front lounge, which offers plenty of room for comfortable seating and relaxation. A standout feature of the room is the attractive fireplace fitted with a log burner, creating a cosy focal point for evenings at home. Continuing towards the rear, the kitchen offers practical workspace alongside room for a casual dining area, making it ideal for everyday meals. An integrated oven adds convenience, while useful under-stair storage helps keep the living spaces organised. A door from the kitchen provides direct access to the rear yard.

Moving upstairs, the first floor comprises two well-proportioned bedrooms and a modern shower room. The principal bedroom benefits from fitted storage and wardrobes, providing a practical solution for keeping clothing and belongings neatly organised. The second bedroom offers flexibility to suit a variety of needs, whether used as a guest room, home office or nursery. Completing the accommodation is the contemporary shower room, featuring a double-sized shower and providing a comfortable, functional space for everyday use.

Externally, the property benefits from on-road parking to the front, with parking permitted for residents. To the rear, a private yard provides a low-maintenance outdoor space, ideal for enjoying a morning coffee or relaxing outdoors without the upkeep of a larger garden. An outdoor log store offers useful additional storage, complementing the log burner within the lounge. Combining practical accommodation, characterful features and a convenient position close to Chorley town centre, this appealing home presents an excellent opportunity for first-time buyers and buy-to-let investors alike.




Cheerios


Toilet Rules






Cheerios


LONDON CLOCK
beko















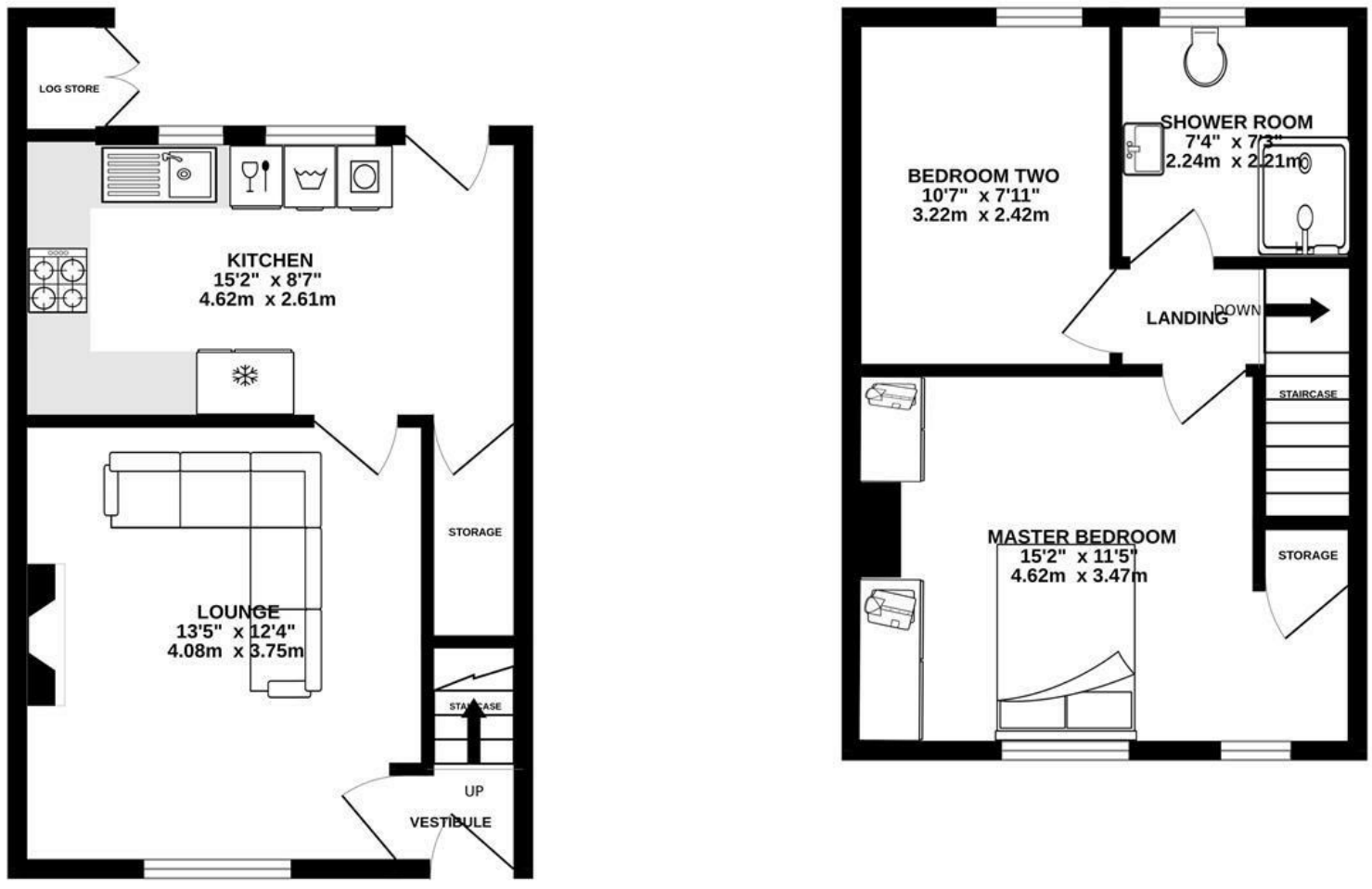


T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

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GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

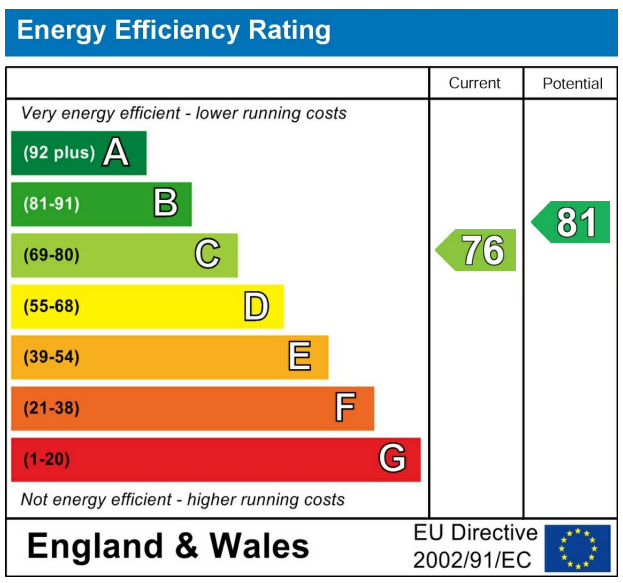
1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.

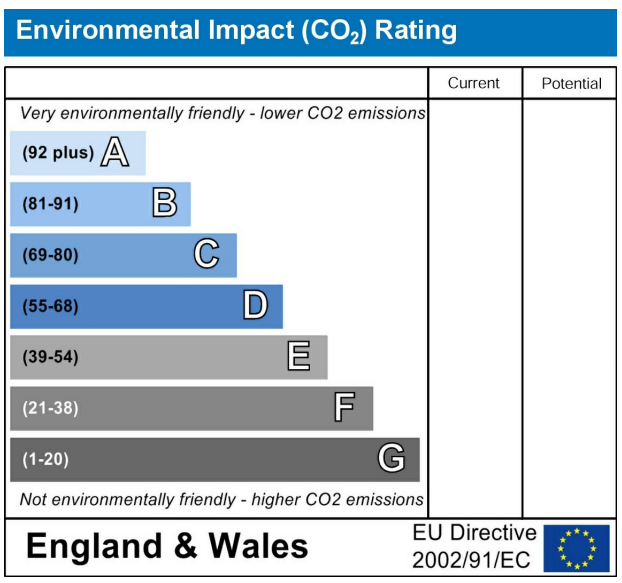


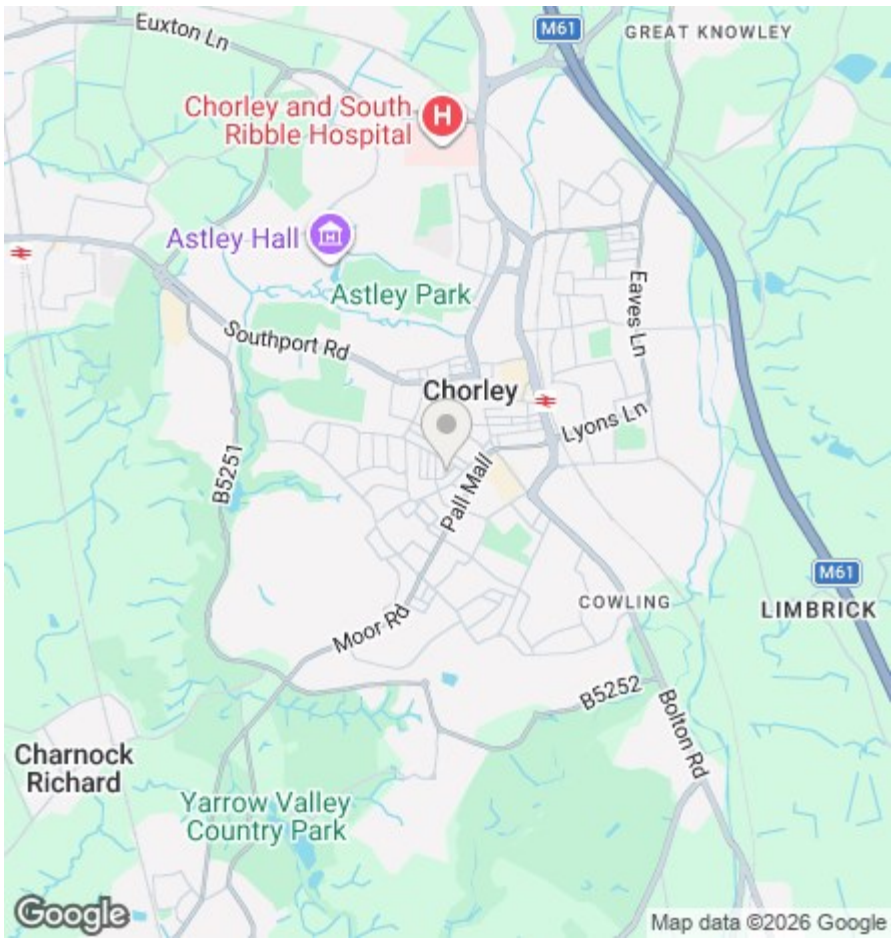
TOTAL FLOOR AREA : 667 sq.ft. (61.9 sq.m.) approx.

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.







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