



## **Bolton Road, Chorley**

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to the market this well-presented three-bedroom mid-terrace home, situated in a highly sought-after area of Chorley. Ideal for first-time buyers, the property is conveniently located within walking distance of Chorley town centre, providing easy access to a range of excellent local schools, supermarkets, and everyday amenities. The home also benefits from superb transport links, including a nearby train station, regular bus routes, and convenient access to the M6 and M61 motorways, making it an excellent choice for commuters.

Stepping into the property through the porch, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, featuring a central fireplace and a beautiful bay window overlooking the front aspect.

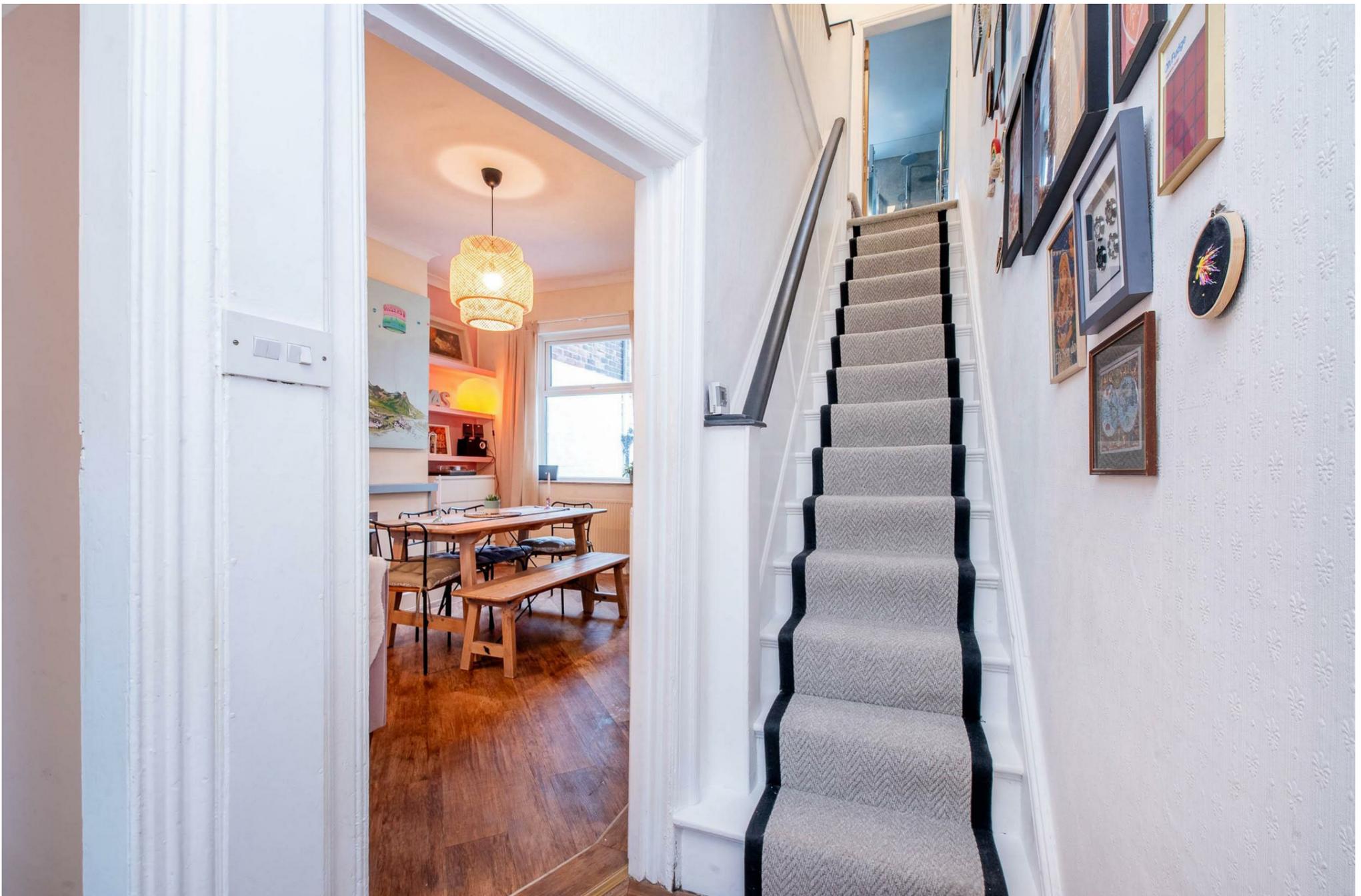
Continuing through, you will enter the dining room, which offers ample space for a large family dining table and flows seamlessly into the kitchen at the rear. The modern fitted kitchen provides ample storage and includes integrated appliances including a double fridge, double freezer, oven, hob, and dishwasher, along with a convenient breakfast bar with seating for two. The kitchen has been extended to incorporate additional utility space, with a single door leading out to the rear garden.

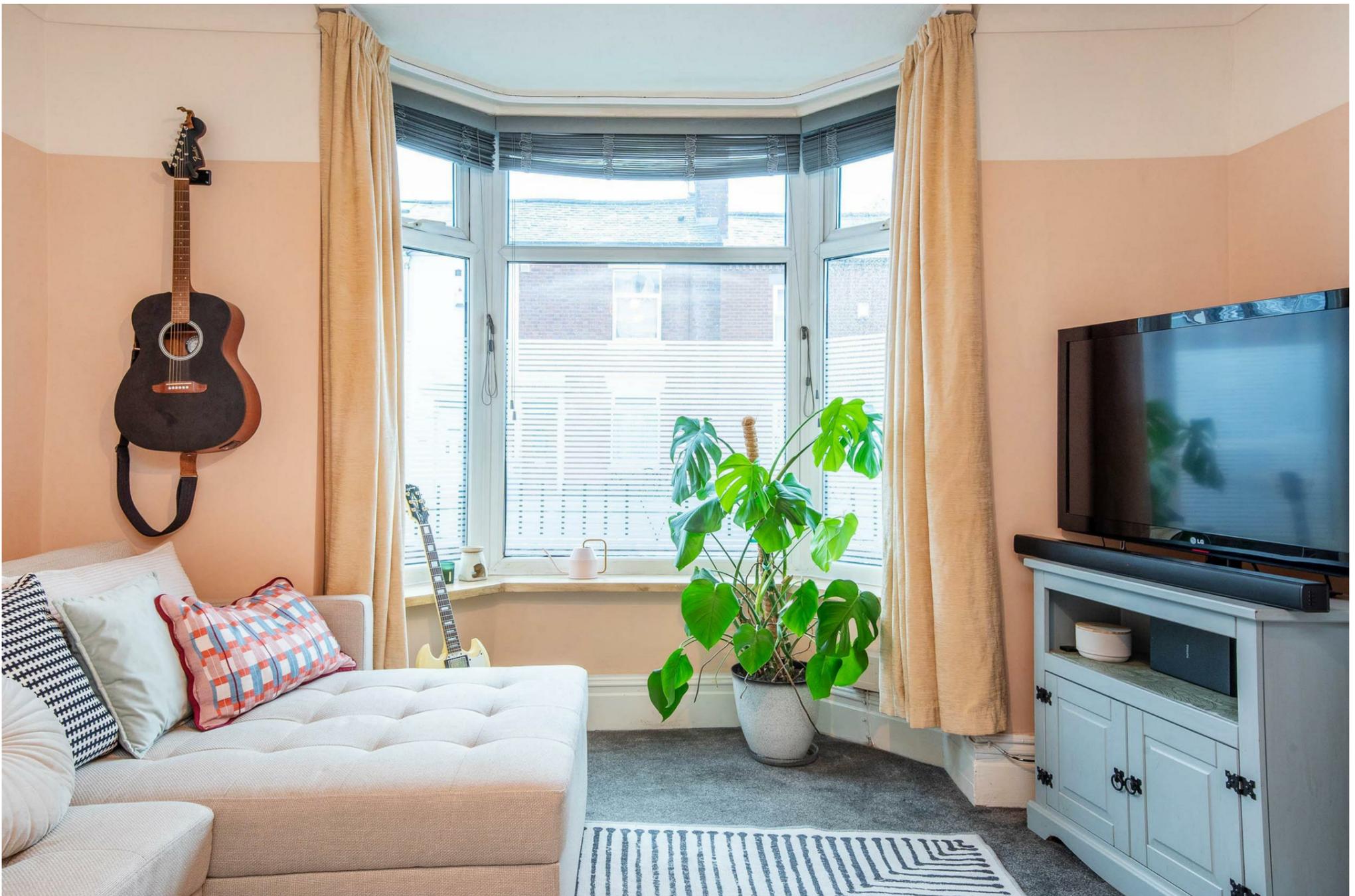
Moving upstairs, you will arrive at a bright landing enhanced by a skylight, providing access to three well-proportioned bedrooms, as well as a spacious four-piece family bathroom.

Externally, there is ample on-street parking to the front. To the rear is a generously sized L-shaped garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.



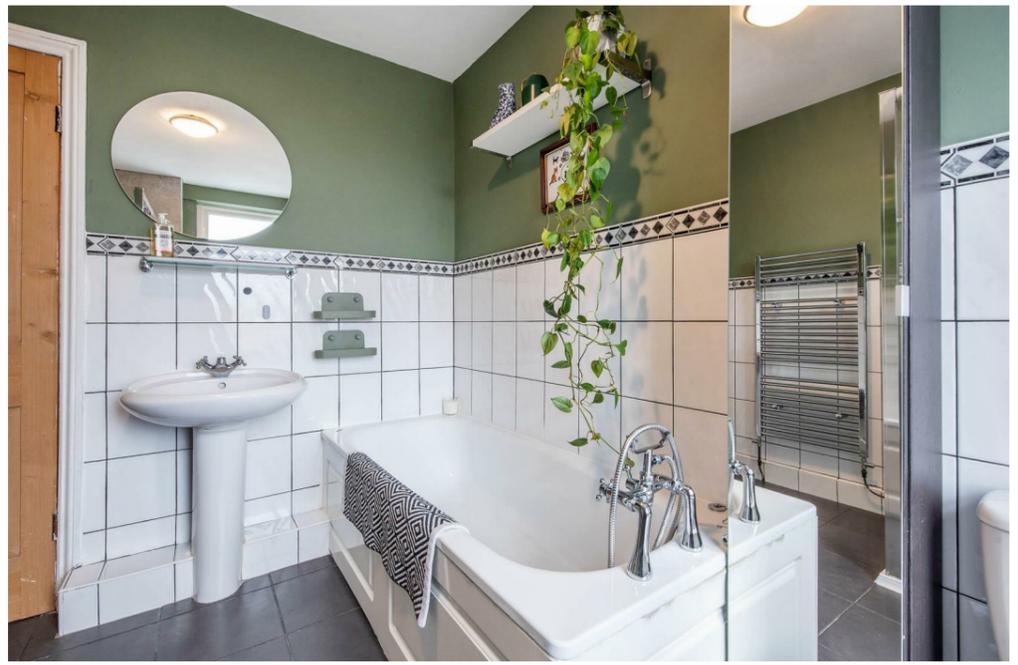












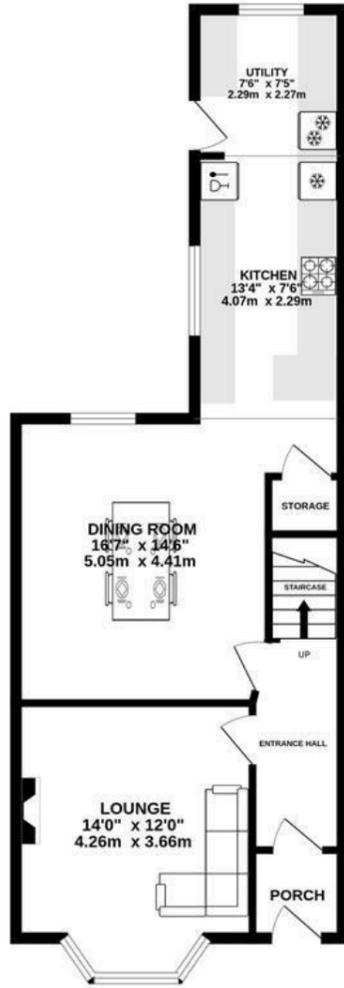






# BEN ROSE

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

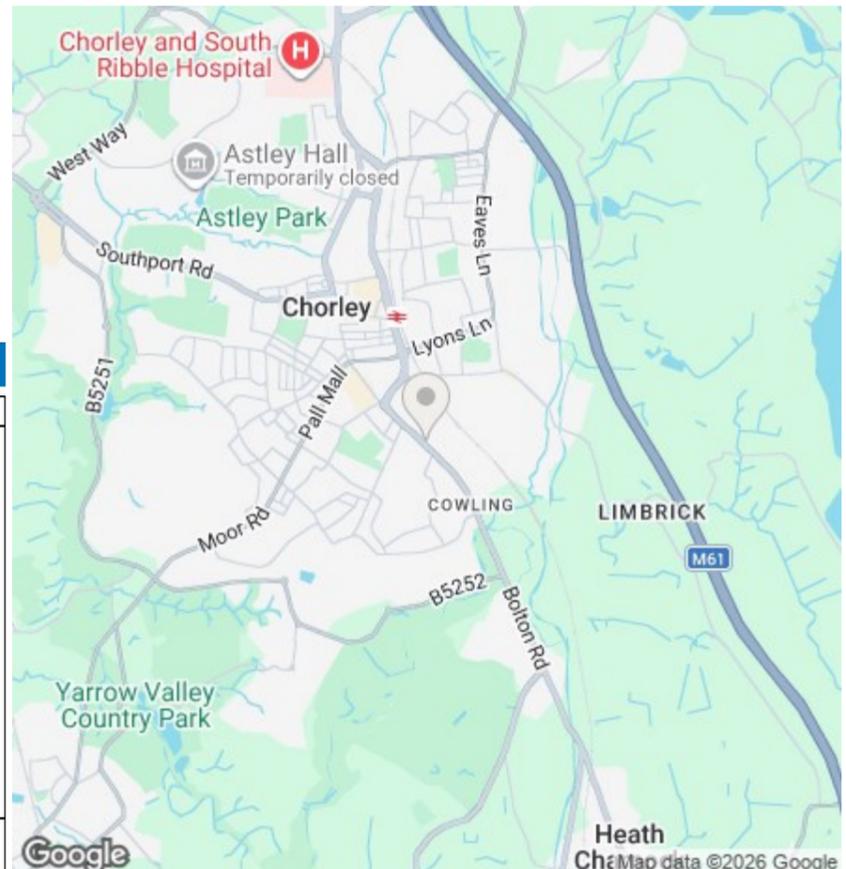


TOTAL FLOOR AREA: 1110 sq.ft. (103.1 sq.m.) approx.

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) <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 energy efficient - higher running costs		
	<b>58</b>	<b>70</b>
<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	