



**Bolton Road, Anderton, Chorley**

**Offers Over £349,995**

Ben Rose Estate Agents are pleased to present to market this beautifully modernised semi-detached home situated in the highly sought-after village of Anderton, Chorley. Offering deceptively spacious accommodation across two levels, including a substantial converted basement, this versatile property is ideal for first-time buyers, couples, or those seeking flexible living space. The home has been tastefully updated throughout with neutral décor, allowing any prospective purchaser to move straight in. Positioned within easy reach of Chorley town centre, residents can enjoy a fantastic selection of shops, supermarkets, restaurants, pubs, and highly regarded schools. Excellent bus links provide convenient access to Preston and Bolton, while the nearby M61 motorway network offers straightforward travel across the North West.

Upon entering the property, you are welcomed through a vestibule into the entrance hall. To the front sits a spacious and inviting lounge, filled with natural light and offering an ideal space to relax. Also located at the front is a generous double bedroom. Moving towards the rear, the modern fitted kitchen/dining room provides ample storage and workspace alongside room for family dining, with direct access to the garden. The contemporary four-piece family bathroom is finished to a high standard, featuring a walk-in shower and full tiling throughout. Completing this floor is a single bedroom overlooking the rear garden, enhanced by raised steps leading to a dedicated bed space.

The converted basement level provides exceptional additional living accommodation. A central hallway leads to a useful WC, a comfortable sitting room with French doors opening onto the garden, and an impressive master bedroom suite complete with a fully tiled en-suite shower room. A further large double bedroom offers excellent versatility and could equally serve as a playroom, home office, or additional lounge.

Externally, the property benefits from a large front garden with lawn areas, a gravel driveway providing off-road parking for up to four vehicles, and attractive low-wall boundaries. To the rear, a substantial garden boasts a paved patio, well-maintained lawns, mature plants and shrubs, and stunning panoramic countryside views. Combining generous living space, modern finishes, flexible accommodation, and a desirable village location, this is a fantastic home that must be viewed to be fully appreciated.

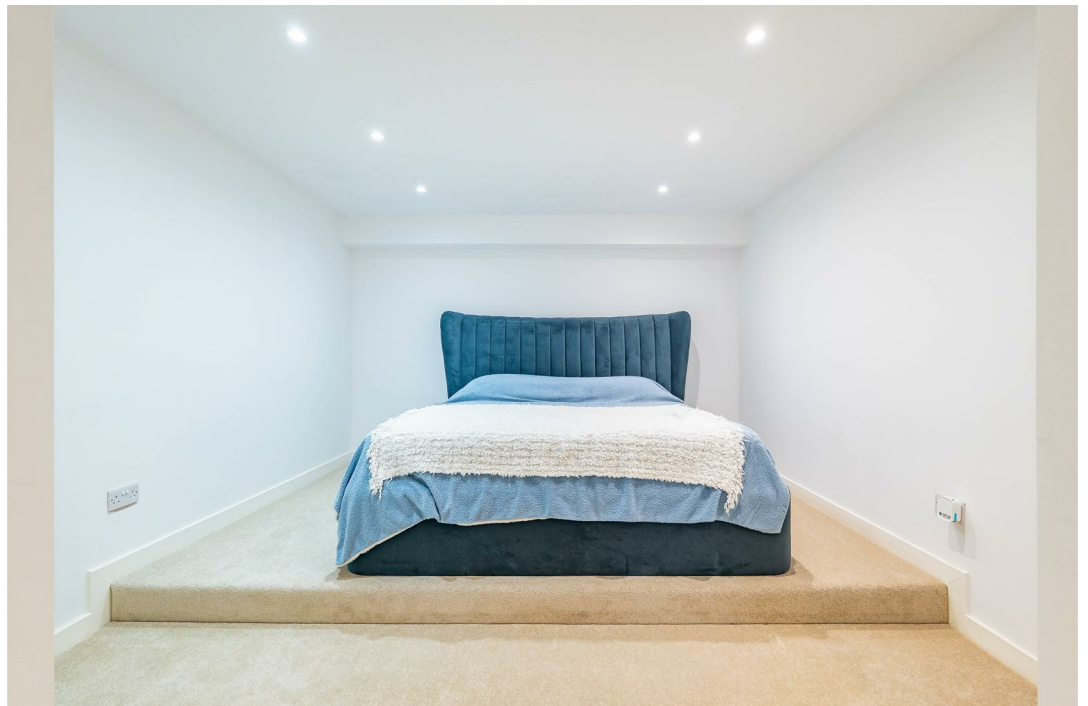












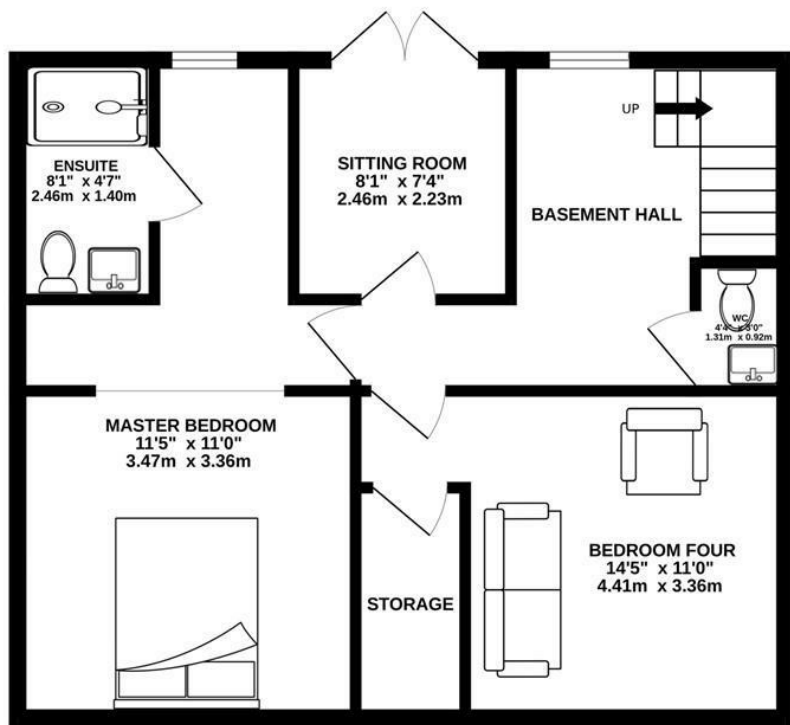




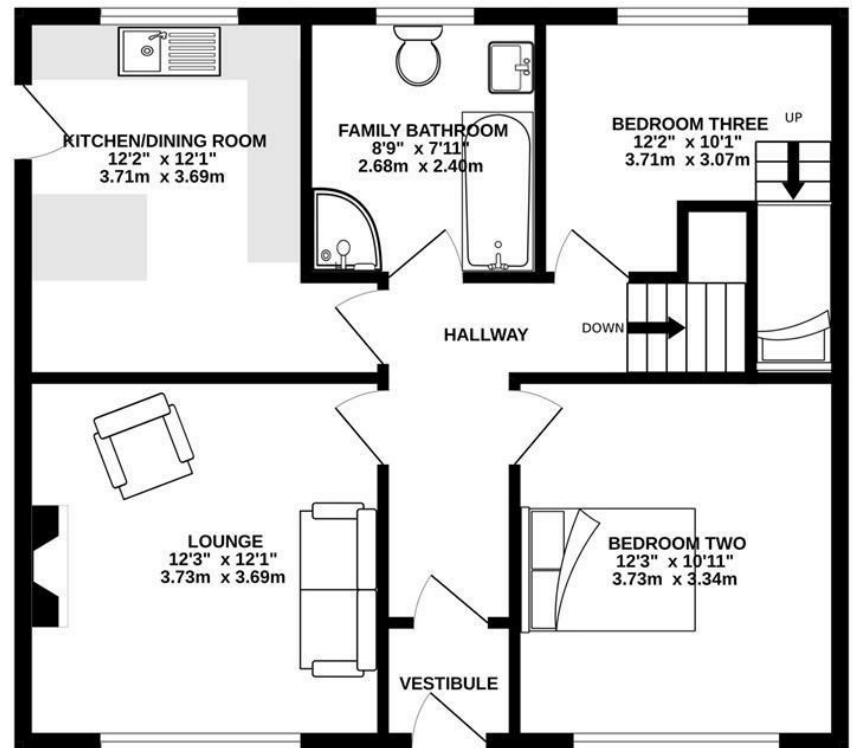




**BASEMENT**  
572 sq.ft. (53.1 sq.m.) approx.



**GROUND FLOOR**  
666 sq.ft. (61.9 sq.m.) approx.

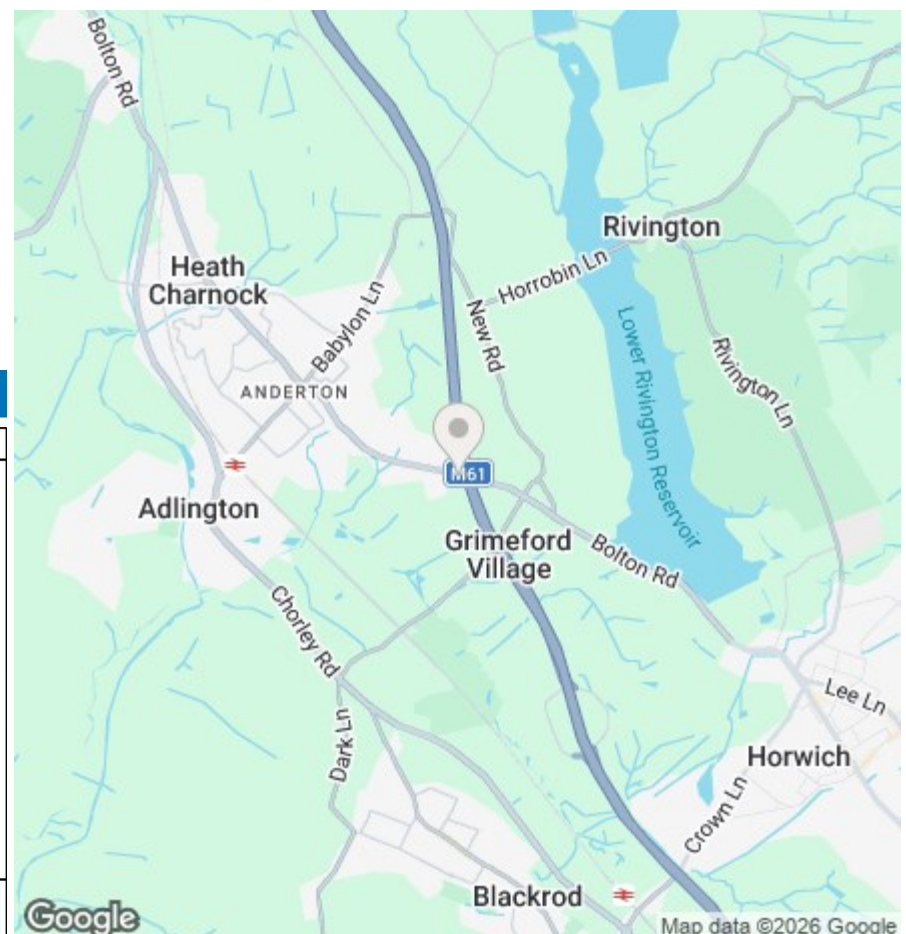


TOTAL FLOOR AREA : 1238 sq.ft. (115.1 sq.m.) approx.

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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**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>61</b>	<b>81</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	