



## Lighthurst Avenue, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, situated in a popular residential area of Chorley and ideal for growing families. This delightful property offers a warm and inviting feel throughout, combining traditional character with practical living spaces. Chorley itself is a highly sought-after location, offering a fantastic range of local amenities including well-regarded schools, supermarkets, and leisure facilities. Excellent travel links are close by, with Chorley train station providing direct routes to Manchester and Preston, as well as convenient access to the M61 and M6 motorways, making this an ideal home for commuters. Nearby towns such as Leyland and Buckshaw Village further enhance the appeal, alongside local parks and countryside walks.

Upon entering the home, you are welcomed into a vestibule that leads through to the entrance hall, setting the tone for the rest of the property. From here, you'll find the cosy and homely lounge, complete with a feature log-burning stove that creates a perfect focal point and adds a touch of character. Moving through, the kitchen offers ample storage and workspace, ideal for everyday family living. To the rear of the property is the dining room, a versatile space perfect for family meals or entertaining guests, with a pleasant outlook onto the garden.

Heading upstairs, the first-floor landing provides access to all three bedrooms, each offering comfortable accommodation. The master bedroom benefits from a built-in wardrobe as well as a separate dressing room, providing excellent storage and added convenience. The remaining bedrooms are well-proportioned and suitable for children, guests, or even a home office. Completing this floor is the modern family bathroom, finished to a good standard and designed to meet the needs of a busy household.

Externally, the property continues to impress. To the front, there is a substantial driveway with space for up to four vehicles, a rare and highly desirable feature for a home of this type. To the rear, you'll find a well-maintained, two-tiered garden, with an upper paved seating area ideal for outdoor furniture and dining, while the lower tier is mainly laid to lawn and includes a useful shed for storage. This outdoor space is perfect for both relaxing and entertaining, rounding off what is a fantastic opportunity to acquire a well-presented family home in a convenient and desirable location.







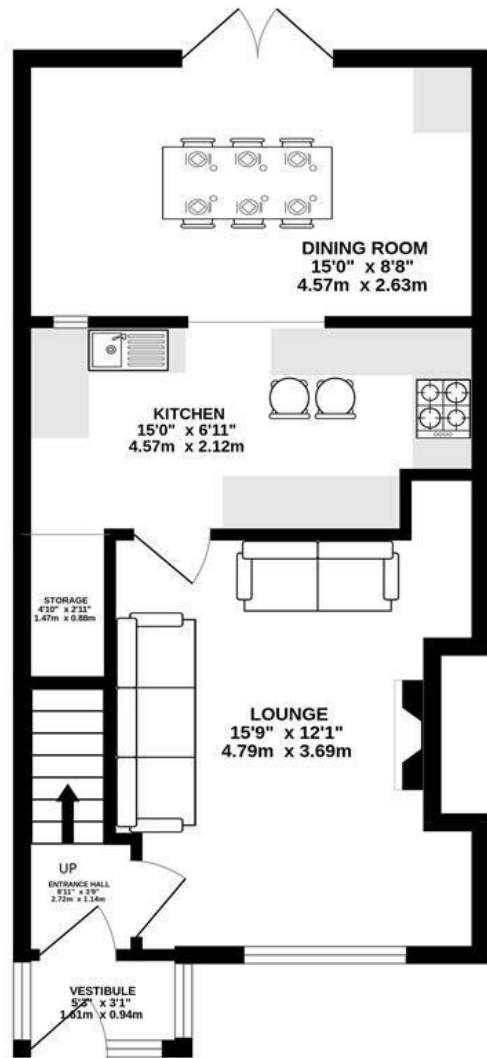




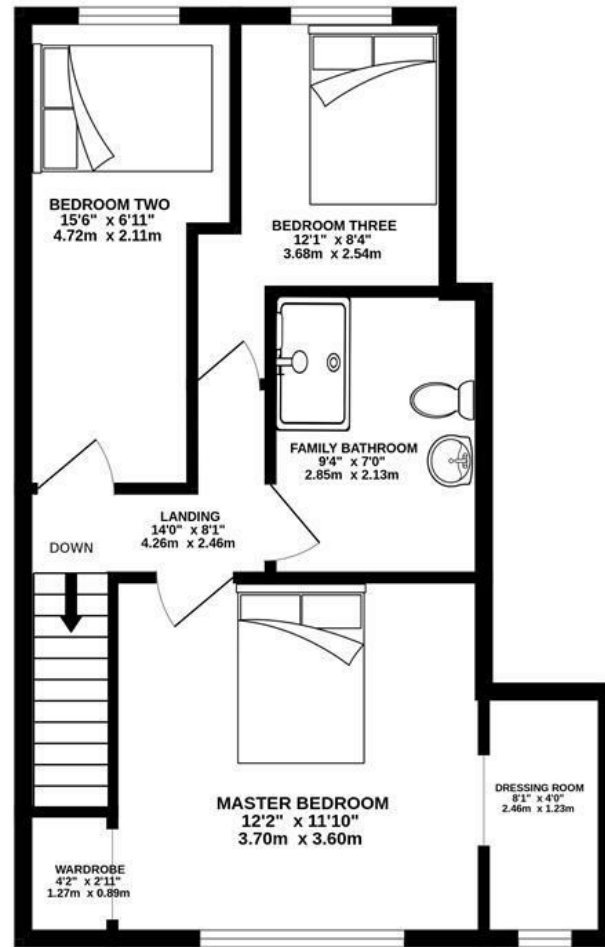


# BEN ROSE

GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

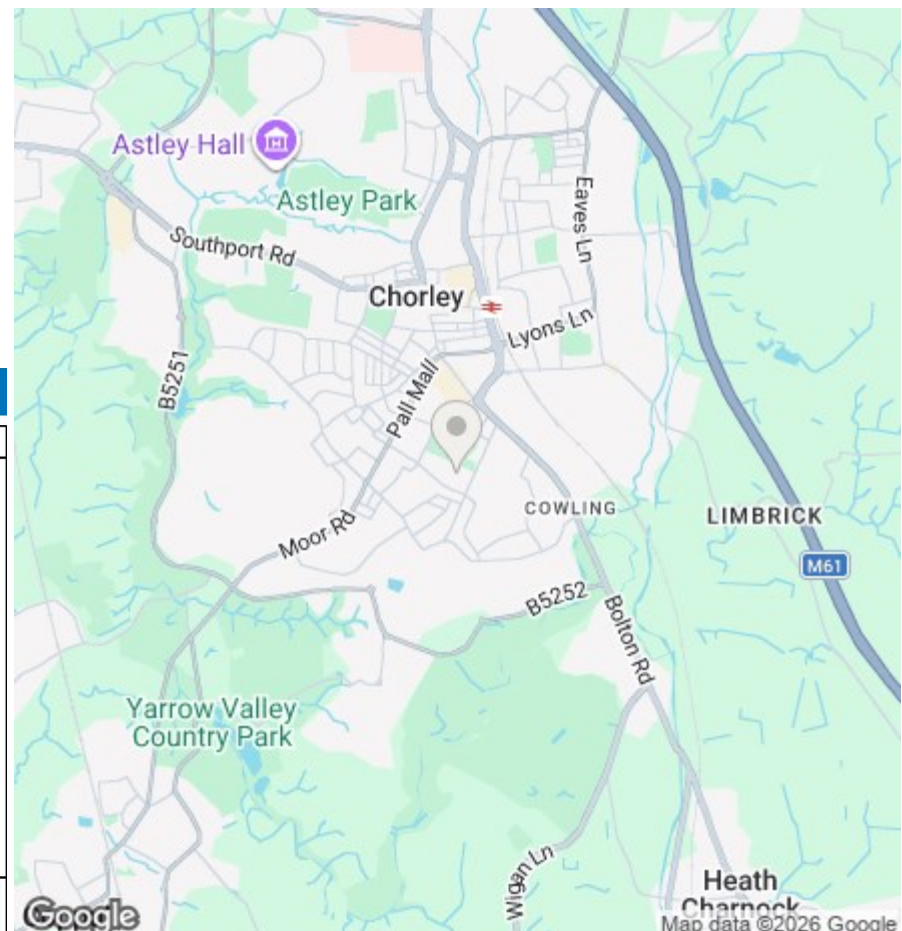


TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

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		
	71	84
<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	