



## Westminster Road, Chorley

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom mid-terrace home, perfectly suited to first-time buyers and tucked away on a quiet residential street in the heart of Chorley. A short stroll brings you to the town centre's cafés, restaurants and weekly market, while Chorley railway station and the central bus interchange put Preston, Bolton and Manchester well within a half-hour commute. Road links are equally convenient, with the M61 only a short distance away and the M6 is also easily accessible, opening routes to the Lake District and beyond. For leisure, the leafy expanses of Astley Park and Yarrow Valley Country Park offer picturesque walking trails and playgrounds just moments from your door.

Entering through the front door, the reception hall greets you with a welcoming first impression and a staircase rising to the first floor. To the left, the spacious front lounge is bathed in natural light from a broad picture window—an inviting setting for cosy evenings in. Flowing through, the generously proportioned dining room provides ample space for a family table and makes an ideal entertaining hub. Completing the ground floor, the rear kitchen has access to the yard and features a practical layout with fitted units and good work-surface space.

Upstairs, a gallery landing leads to two comfortable double bedrooms. The L-shaped principal bedroom spans the full width of the property and easily accommodates a king-size bed alongside freestanding or built-in wardrobes. Bedroom two, overlooking the rear, benefits from integrated storage—perfect for keeping clutter at bay. A neatly appointed three piece family bathroom serves both rooms and rounds off the first-floor accommodation.

Externally, permitted residents' parking is available on the street to the front, ensuring parking requirements. To the rear, a low-maintenance flagged yard provides a private spot for morning coffee, container gardening or secure bike storage, and includes a gate for convenient bin access.

In summary, this move-in-ready home combines modern comfort with superb transport links and local amenities—an excellent springboard onto the property ladder. Early viewing is recommended to appreciate all it has to offer.





















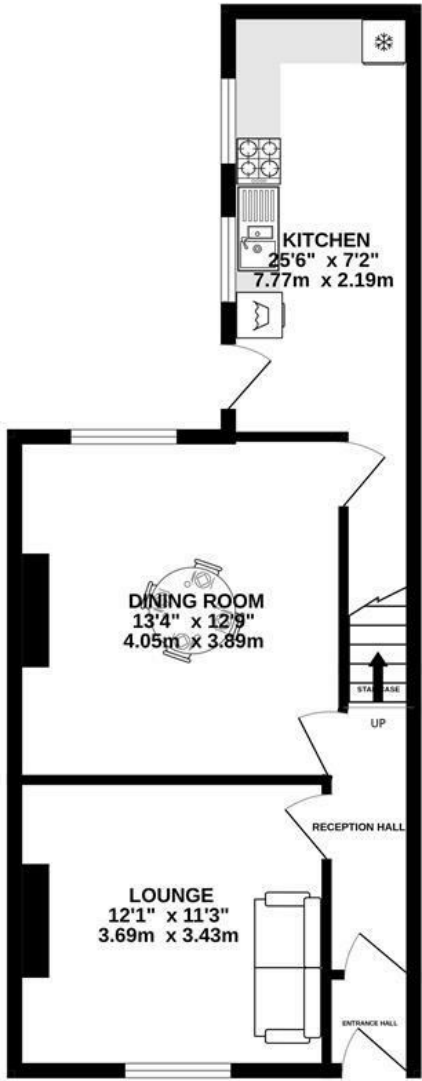






# BEN ROSE

GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 57      |           |
| England & Wales                             |         |           |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

