



## Gillibrand Walks, Chorley

Offers Over £134,995

Ben Rose Estate Agents are pleased to present to market this recently renovated, two-bedroom mid-terrace home, ideally located in the heart of central Chorley. Finished to a high standard throughout, this charming property is perfect for couples looking for a move-in ready home that blends character with modern comforts. The home has undergone thoughtful updates including a newly fitted kitchen and boiler, updated internal doors and stylish new flooring, offering peace of mind and a fresh, contemporary feel. Situated in a vibrant and well-connected area, the property benefits from being just a short walk from Chorley town centre with its excellent selection of shops, cafés, supermarkets, and local amenities. Chorley train station is also within easy reach, offering direct links to Preston, Manchester and beyond, while excellent bus routes and proximity to the M61 and M6 motorways make this a prime spot for commuters.

Upon entering the property, you're welcomed into an entrance porch that leads directly into the spacious main lounge. This room is bathed in natural light thanks to the stunning large bay window and is centred around a stylish feature electric fireplace, making it a cosy yet inviting space for relaxing or entertaining. Moving through to the second reception room, which could be used as a dining area, you'll find ample space for a dining table or additional seating, along with useful understairs storage and access to the staircase. To the rear of the ground floor sits the kitchen, compact yet fully functional, boasting modern cabinetry and integrated oven and hob, making excellent use of the available space.

Upstairs, the first floor continues to impress with a generously sized master bedroom that offers plenty of room for bedroom furniture and potential dressing space. The second bedroom, a good-sized single, would work well as a guest room, nursery, or even a home office. The beautifully finished shower room completes the first floor and features modern fittings along with additional built-in storage ideal for keeping the space clutter free and functional.

Externally, the property offers a low-maintenance lifestyle. To the front, a small, gated yard adds a touch of privacy and kerb appeal, with on road 'permit parking only' which can be purchased through Chorley Borough Council. To the rear, you'll find a low-maintenance garden complete with gravel and borders filled with plants. Plus an added bonus of an outdoor tap – perfect for anyone looking to enjoy a pleasant outdoor space without the upkeep of a large lawn.

In summary, this stylish and well-updated home is an excellent opportunity for first-time buyers or couples looking to settle in a convenient and central location. With modern upgrades throughout, excellent transport connections, and local amenities on your doorstep, this is a property not to be missed. Early viewing is highly recommended.







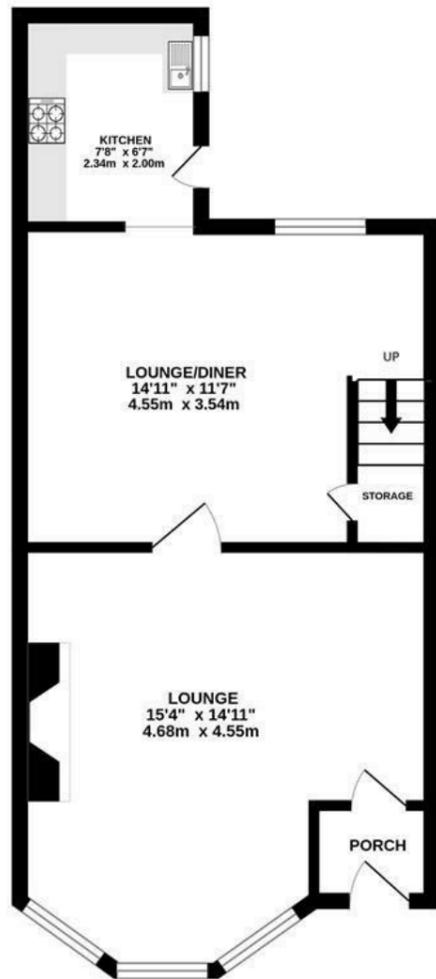






# BEN ROSE

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.

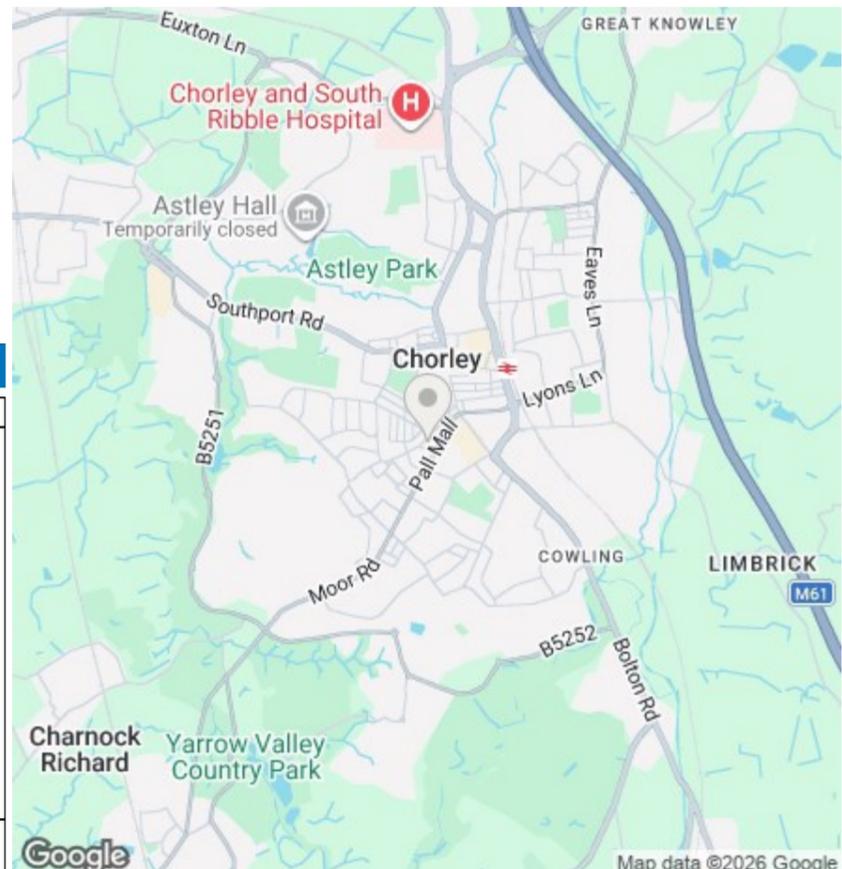


TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

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) <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>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current: 70 Potential: 77

## 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	