



## Parker Street, Chorley

**Offers Over £119,995**

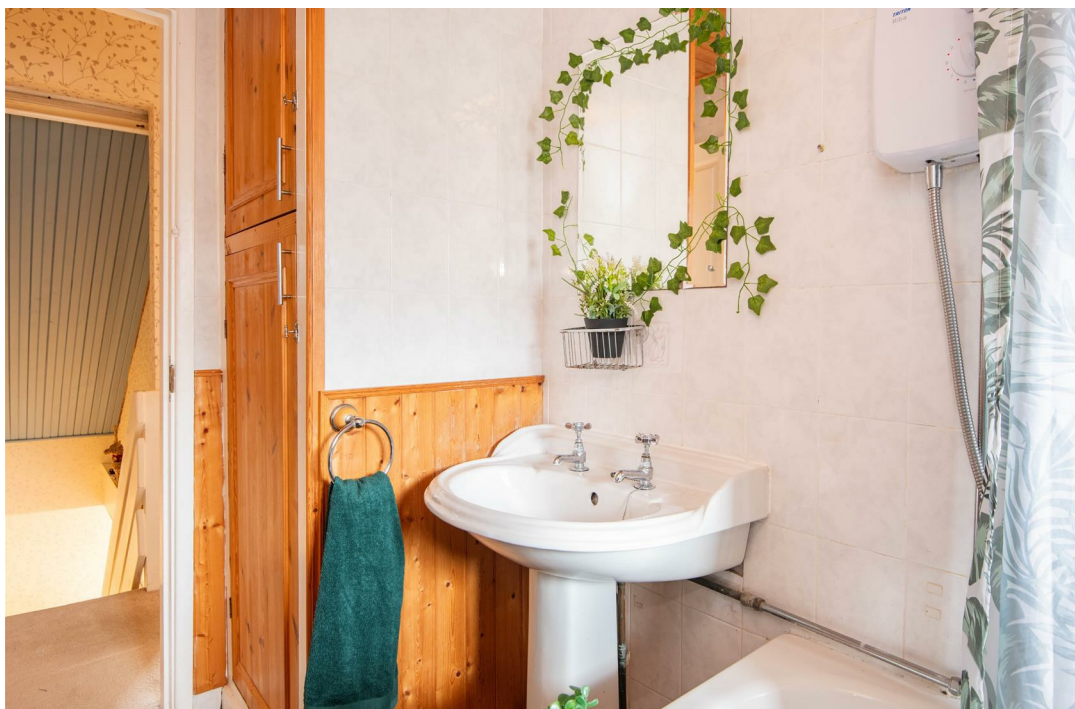
Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, ideally suited to first time buyers and those looking to step onto the property ladder. Situated in a convenient residential area of Chorley, the property offers comfortable living space and has recently benefitted from several key improvements, including renovations to the roof, installation of a new bathroom boiler and fuse box, providing added peace of mind for prospective buyers. The home is ideally located close to a variety of everyday amenities such as supermarkets, local shops, schools, and leisure facilities, with Astley Park also nearby for outdoor walks and recreation. Chorley town centre is just a short distance away, offering a wider range of cafés, restaurants, and retail options. For commuters, the property benefits from excellent travel links, including nearby rail services from Chorley Railway Station with direct routes to Preston and Manchester, as well as convenient access to the M61 motorway and M6 motorway.

Upon entering the home, you are welcomed into a vestibule which leads through to the generously sized lounge. This bright and comfortable space provides ample room for both relaxation and entertaining. From here, the property continues through to the kitchen, which offers practical space for appliances and storage while also providing access to the staircase leading up to the first floor. The ground floor layout flows well, creating a practical and inviting living environment for everyday life.

Heading upstairs, the landing provides access to two well-proportioned bedrooms, both offering comfortable accommodation and versatility depending on your needs. These rooms could easily serve as a primary bedroom, guest room, or even a home office. Completing the first floor is the family bathroom, which is finished to a high standard, contributing to the home's modernised feel.

Externally, to the rear, you will find a private enclosed yard which provides a low-maintenance outdoor space that could be utilised for seating, potted plants, or additional storage if desired. With its recent upgrades, practical layout, and convenient Chorley location, this property presents an excellent opportunity for first time buyers seeking a comfortable and well-connected home.



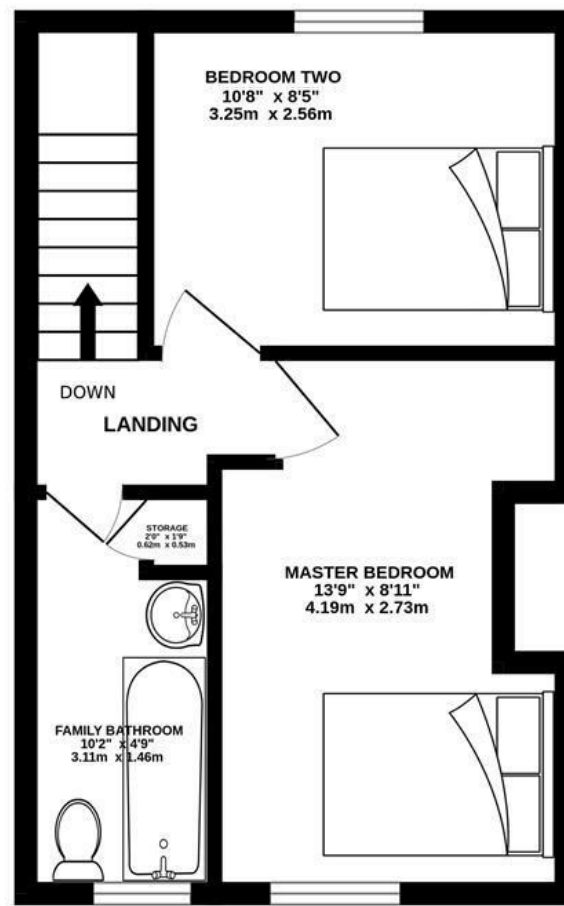
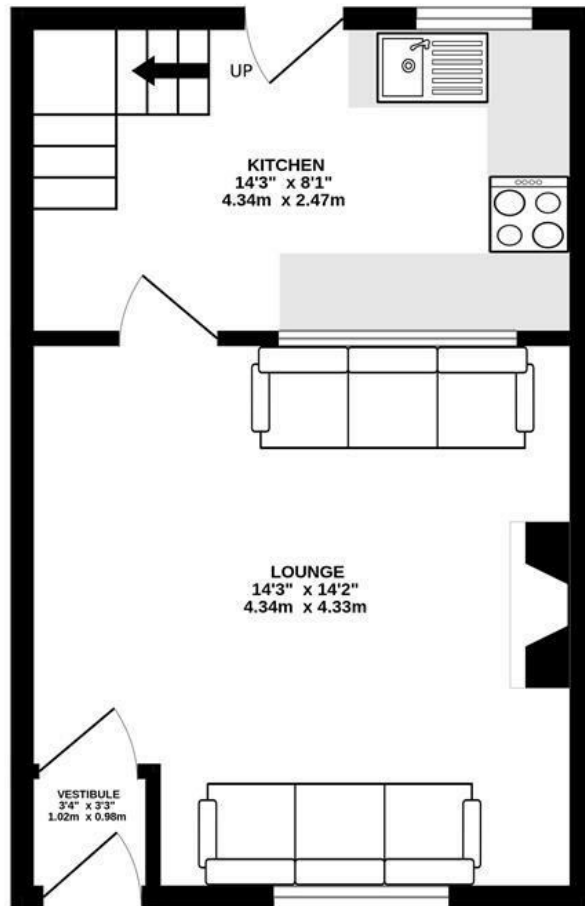




# BEN ROSE

GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
298 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.5 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>		<b>88</b>
(69-80) <b>C</b>	<b>69</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	

## 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	