



## Knowley Brow, Chorley

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, end terrace cottage set over three floors in the heart of Chorley. Recently decorated, this delightful home is full of character, making it an ideal choice for first-time buyers. Situated in a well-connected location, the property benefits from easy access to Chorley town centre, which offers a variety of shops, cafes, and local amenities. Excellent transport links are nearby, including Chorley train station and major bus routes, while the M61 and M6 motorways provide convenient access to Preston, Manchester, and beyond.

Stepping into the home, you are welcomed into a bright entrance hall with a staircase leading to the upper floor. The spacious lounge is a fantastic living area, enhanced by dual aspect windows that flood the space with natural light. There's even room for a casual dining area, making this a versatile and inviting space to relax and entertain.

Descending to the basement level, you'll find the stunning open-plan kitchen/dining room, a true standout feature of the home. This beautifully designed space boasts a Belfast sink, integrated appliances, and a stylish breakfast bar. The generous dining area enjoys views of the garden, with bi-folding doors seamlessly connecting indoor and outdoor living. Additional storage space on this floor ensures a clutter-free and practical layout.

The first floor hosts two well-proportioned bedrooms. The master bedroom benefits from a fitted wardrobe, providing additional storage solutions, while the second bedroom offers versatility—ideal as a guest room, nursery, or home office. A modern family bathroom serves both rooms, completing the upper level.

Externally, on-road parking is available to the front of the home. To the rear, the private garden is not overlooked, creating a peaceful space. A raised decking area provides the perfect spot for outdoor dining, with steps leading down to a lawn—ideal for relaxing in the warmer months.

With its charming character, modern upgrades, and fantastic location, this home presents an excellent opportunity for first-time buyers looking to step onto the property ladder.





















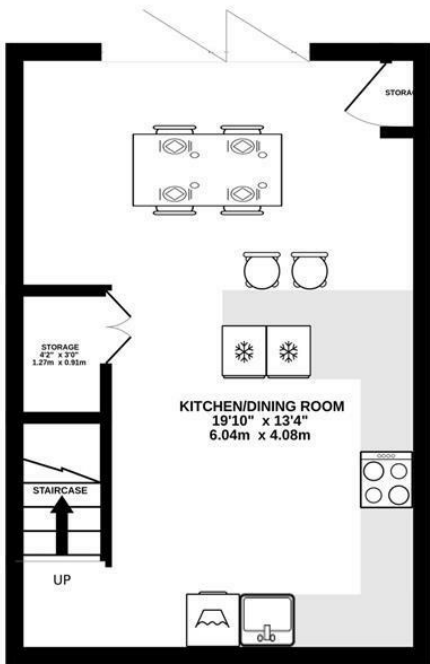




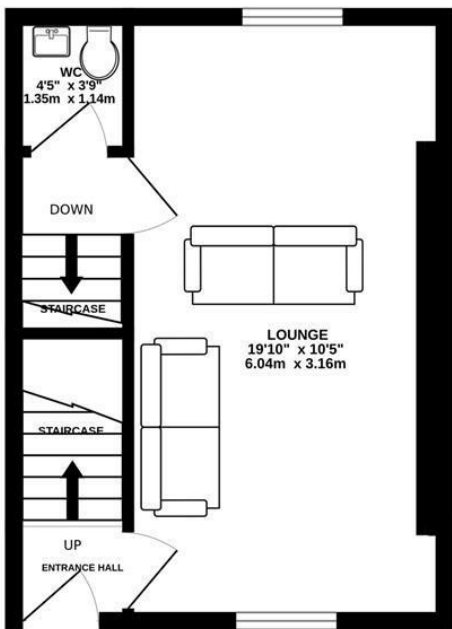


# BEN ROSE

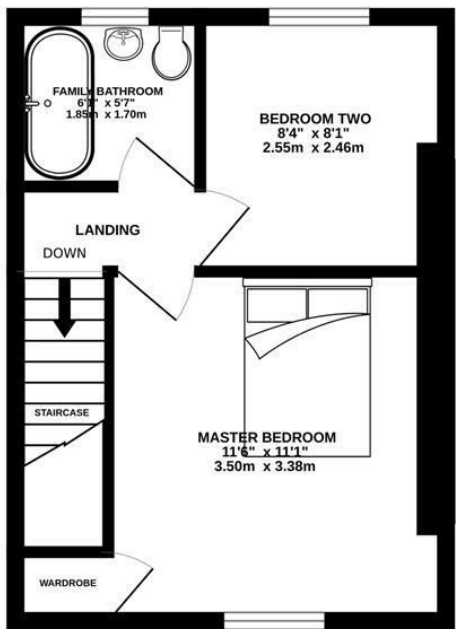
BASEMENT  
265 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.3 sq.m.) approx.




TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 