



Bolton Road, Chorley

Offers Over £124,995

Ben Rose Estate Agents are delighted to present to the market this well-presented two-bedroom mid-terrace property, situated in a highly sought-after area of Chorley. Presented with no onward chain, this home would be ideal for a first-time buyer looking to step onto the property ladder.

The property is conveniently located within walking distance of Chorley town centre, offering access to a range of excellent local schools, supermarkets, and amenities. It also benefits from superb transport links, including the nearby train station, regular bus routes, and easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed by an inviting entrance hallway, with a staircase leading to the first floor. To the right, you'll find a spacious dining room, offering ample space for a large family dining table and seamlessly flowing into the lounge through double doors. The lounge features a central fireplace and a large window overlooking the front aspect, creating a bright and comfortable living space.

Continuing through the property, you'll discover the newly fitted kitchen, which provides generous storage, an integrated oven and hob, and a single door leading out to the rear garden.

Upstairs, the property offers two well-proportioned double bedrooms, along with a modern four-piece family bathroom.

Externally, there is plenty of on-street parking to the front. To the rear, you'll find a low-maintenance flagged garden, complete with a spacious storage shed and a convenient ginnel providing access back to the front of the property.

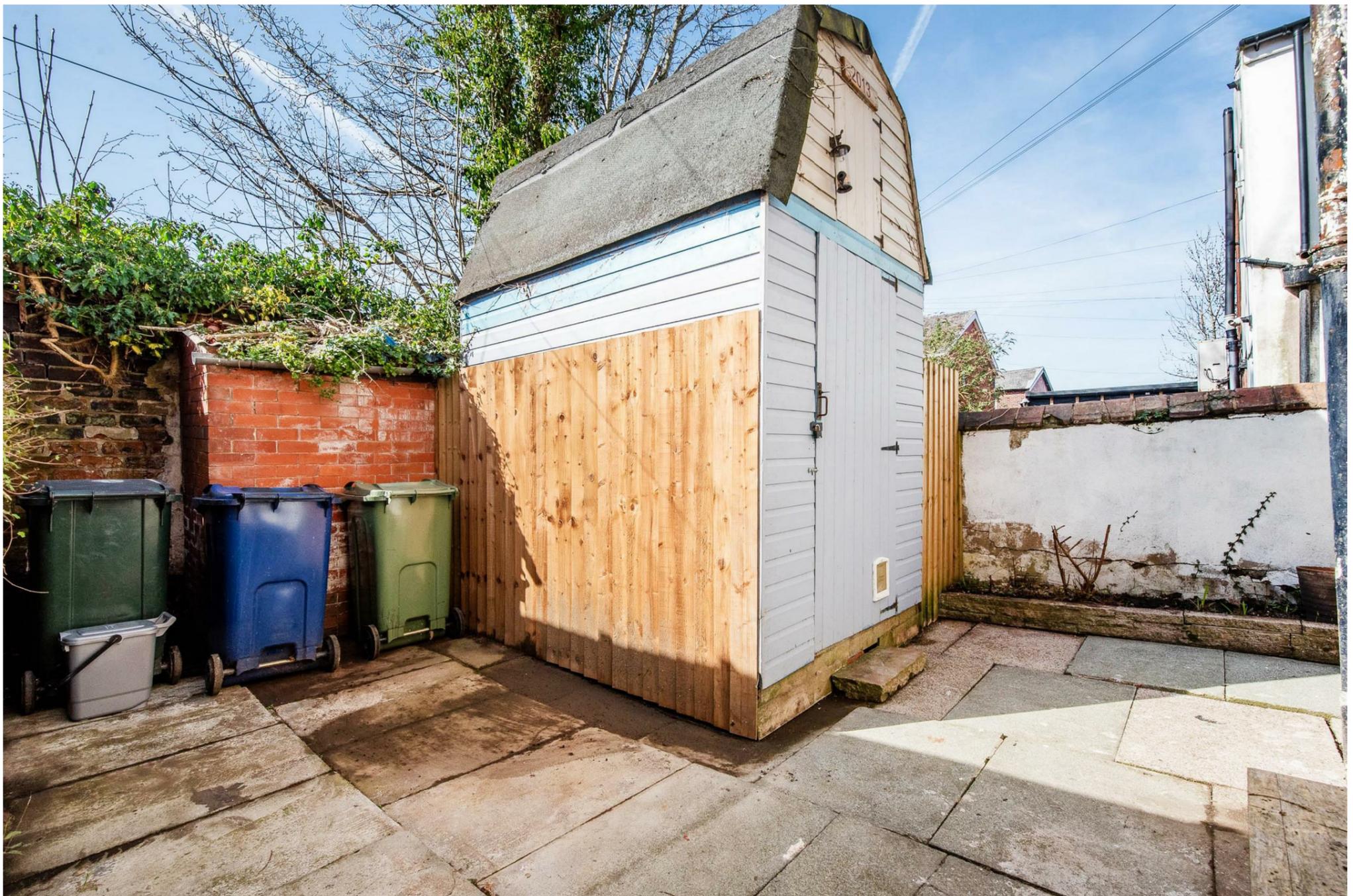
Early viewing is highly recommended to avoid disappointment.







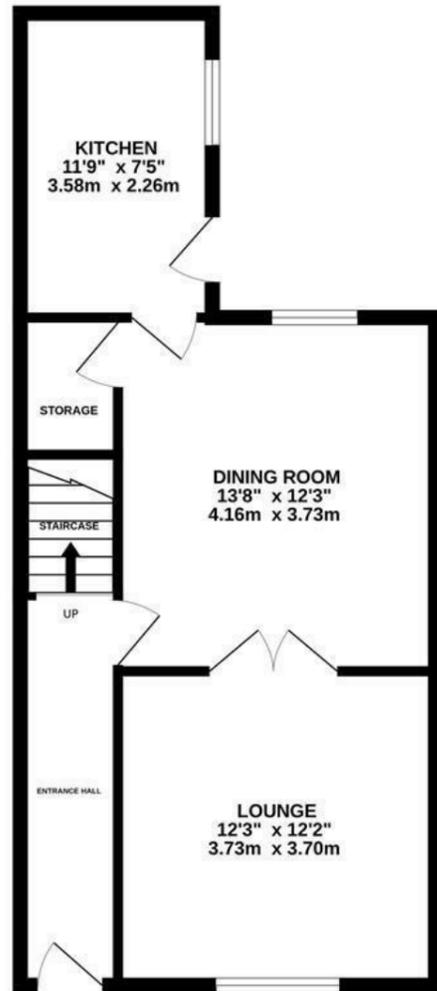






BEN ROSE

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.

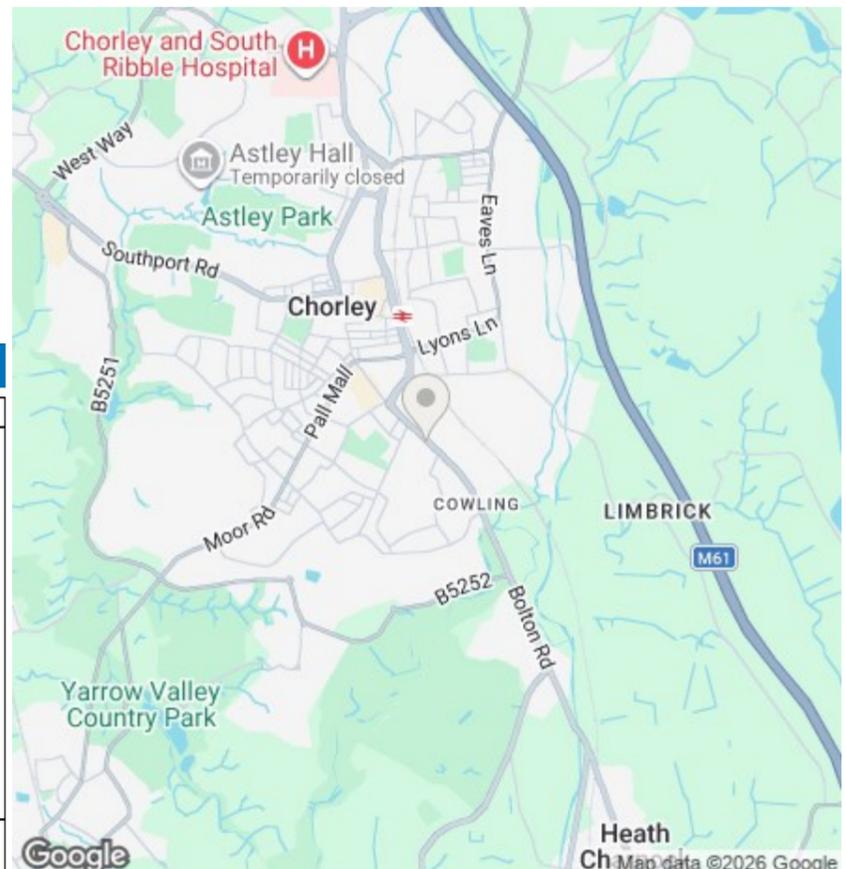


TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	