



Triumph Avenue, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom mid-terrace property, located within a much sought-after residential area of Chorley. Presented with no onward chain, this lovely property is ideal for first-time buyers, couples or families looking to settle into a well-positioned and modern home. The property is situated within easy reach of Chorley town centre, offering access to highly regarded local schools, supermarkets, and a range of amenities. Excellent travel links are also available via Chorley train station, providing direct routes to Manchester, while the nearby M6 and M61 motorways make commuting across the North West straightforward.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient W.C. is located. Directly ahead, you will enter the spacious lounge, which features an open staircase leading to the upper level and a large window overlooking the front aspect. From here, you will enter the kitchen/diner. The contemporary fitted kitchen offers ample storage, along with an integrated oven and hob and additional space for freestanding appliances. The dining area provides ample room for a family dining table and benefits from convenient access to the understairs storage, while patio doors open directly onto the rear garden.

Moving upstairs, you will find four well-proportioned bedrooms and a modern three-piece family bathroom with an over-the-bath shower completing this level.

Externally, to the rear is a generously sized garden featuring a low-maintenance combination of flagged and loose-stone patio areas, along with an artificial lawn, providing an ideal space for relaxing or entertaining. Parking is available to the side of the complex for residents, with an allocated parking space belonging to the home.

Early viewing is highly recommended to avoid potential disappointment.







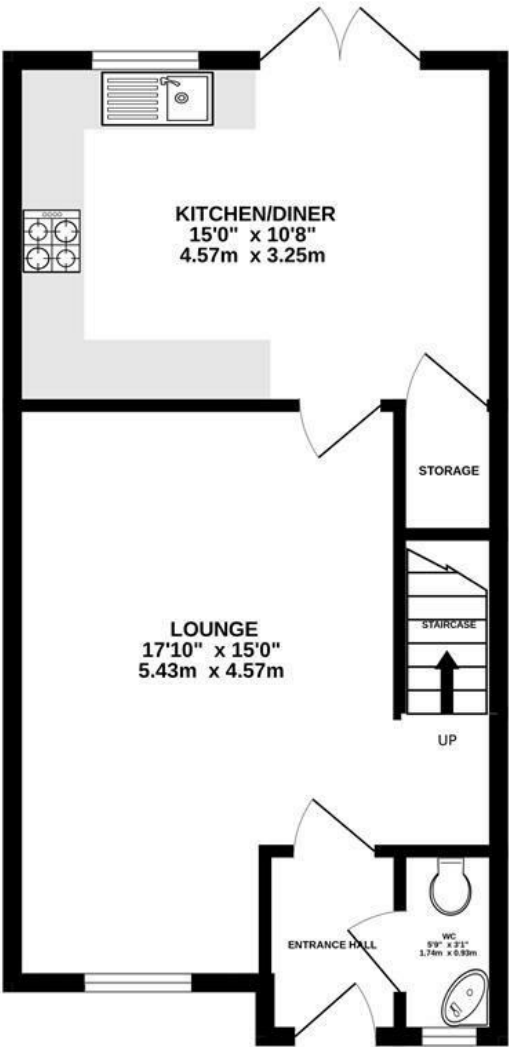




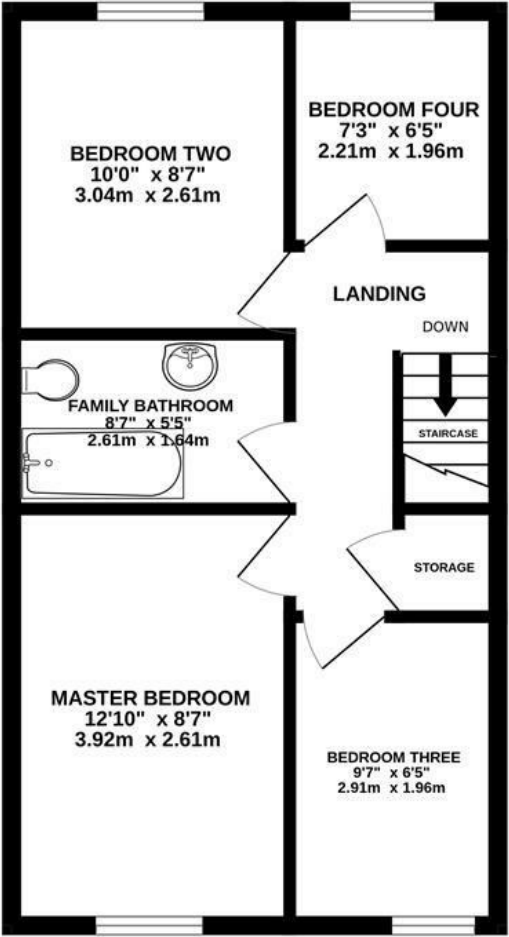


BEN ROSE

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		

