BEN ROSE



Mayfield Road, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom terraced property, situated in a popular residential area of Chorley. Ideal for first-time buyers looking to take their first step onto the property ladder, this well-presented home offers generous living accommodation throughout, a modern kitchen/diner and a beautifully maintained rear garden. Conveniently positioned, the property enjoys easy access to Chorley town centre, where you'll find a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. Excellent transport links are close by, including Chorley railway station with direct services to Manchester, Preston and beyond, whilst the nearby M61 and M6 motorways provide straightforward commuter access across the North West. There are also reputable schools, parks and regular bus routes within easy reach, making this a fantastic location for everyday living.

Stepping through the front door, you are welcomed into a vestibule which opens into the entrance hallway. From here, you'll find the spacious front lounge, featuring an attractive bay window that fills the room with natural light alongside a feature fireplace that creates a warm and inviting focal point. Continuing through the property, the home opens into a stylish kitchen/diner, perfectly suited to modern family life and entertaining. The kitchen benefits from a range of integrated appliances including an oven, microwave, hob and dishwasher, whilst still providing ample space for dining. Beyond the kitchen is a delightful garden room, offering an additional reception space that overlooks the rear garden and provides the perfect spot to relax throughout the year.

To the first floor are three well-proportioned bedrooms, two of which are comfortable doubles, offering flexibility for growing families, guests or those working from home. Completing the accommodation is a modern three-piece shower room, finished to a good standard and designed for practicality and everyday convenience.

Externally, the property benefits from on-road parking to the front, with a gated entrance leading through a lovely front garden and up to the main entrance. To the rear, the beautifully presented garden provides a wonderful outdoor space to enjoy, featuring a paved seating area that flows onto a well-maintained lawn, all enclosed by tall mature hedging that offers an excellent degree of privacy. A detached garage is positioned at the far end of the garden, providing valuable storage or secure parking. Combining spacious accommodation, modern features and an excellent location, this is a fantastic opportunity for first-time buyers seeking a home ready to move straight into.

























T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW















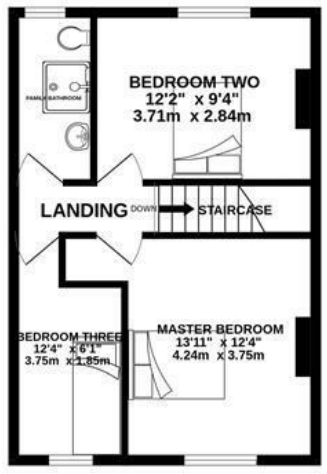


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GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



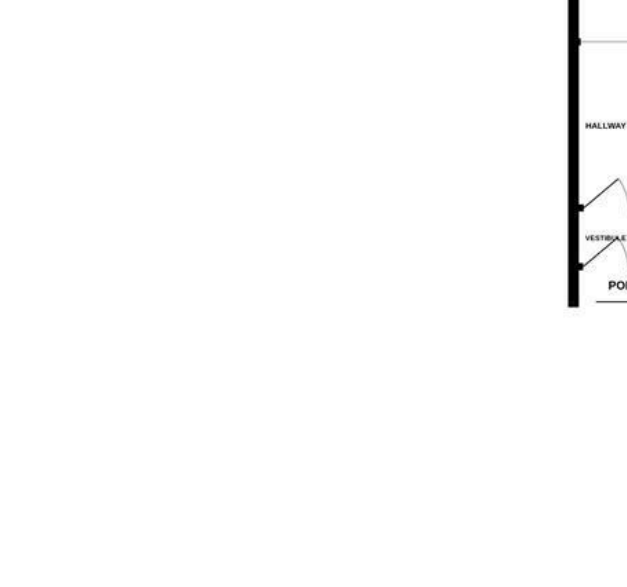
1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.

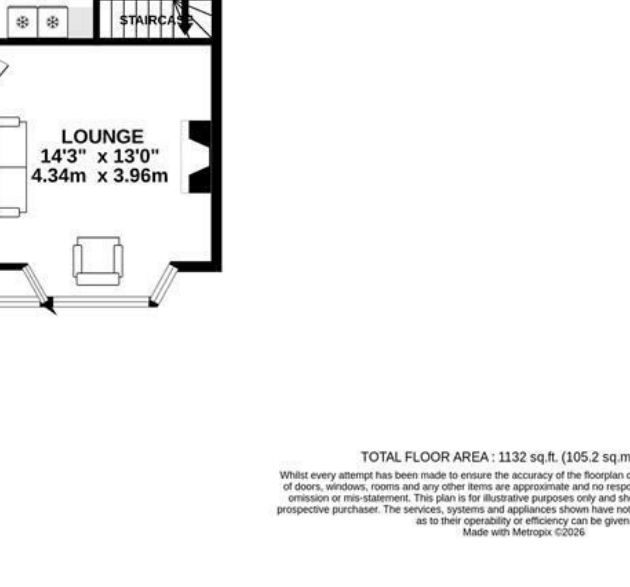


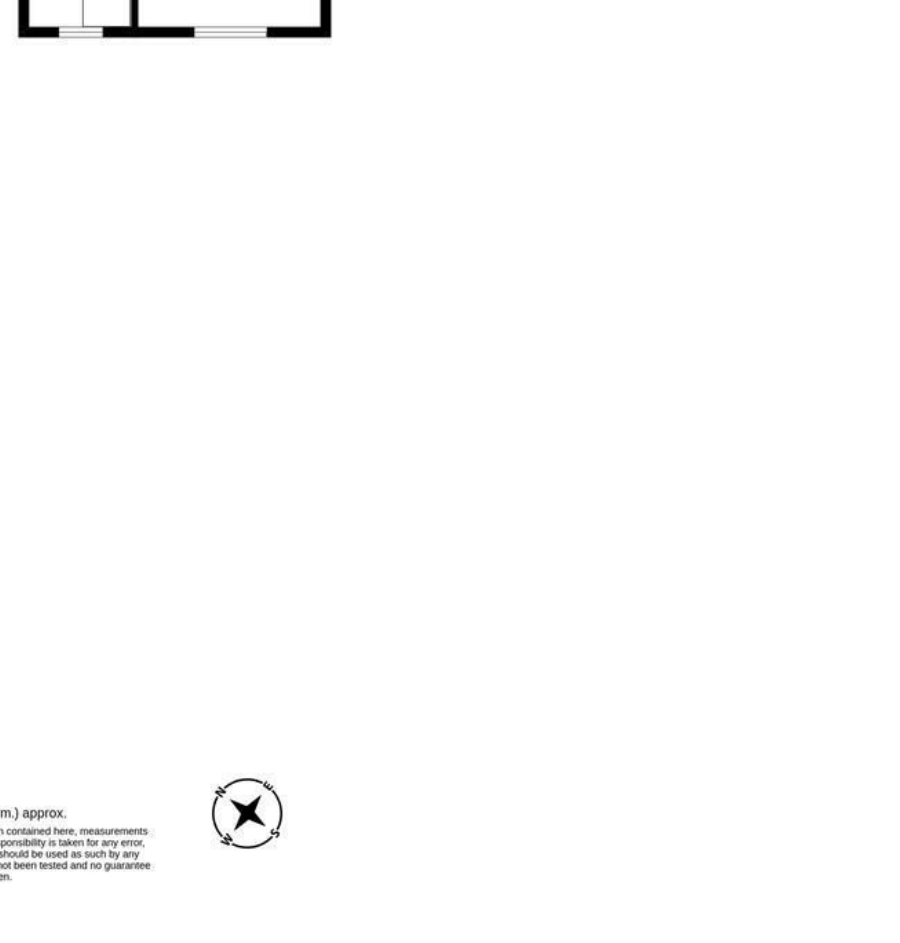
TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

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.







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