



Royle Road, Chorley

Offers Over £159,995

Ben Rose Estate Agents are delighted to present this charming mid-terrace, two-bedroom home, ideally located in a popular residential area of Chorley. Perfectly suited for first-time buyers, the property is just a short walk from Chorley town centre, offering convenient access to a variety of restaurants, bars, shops, and a cinema. Early viewing is strongly recommended to avoid disappointment.

Upon entering the home, you step into a welcoming porch that leads directly into the entrance hall. From here, you can access both the dining room and lounge. The dining room is positioned at the front of the home and is of a good size, comfortably accommodating a large family dining table. It features a front-facing window and a fireplace, creating a warm and inviting atmosphere. The space flows openly into the generously sized lounge, which also includes a fireplace and provides access to the rear garden. This room easily accommodates a large sofa set and additional furnishings, with the added benefit of built-in storage. The lounge transitions seamlessly into the kitchen, continuing the open-plan layout. The kitchen is well-sized and fitted with ample wall and base units, along with freestanding appliances. Dual aspect windows allow for plenty of natural light, and there is also access to the basement from this area.

The basement is currently used as a children's craft and games room, offering a versatile space that could be adapted to suit a variety of needs.

Upstairs, the first floor features two spacious double bedrooms. The master bedroom spans the full width of the home, offering plenty of space and comfort. The landing is spacious and leads to a large four-piece family bathroom, which includes both a corner shower and a bath. A large integrated storage cupboard located in the bathroom adds further practicality to this floor.

To the rear, the property boasts a good-sized L-shaped garden that has been designed for low maintenance. Tall brick walls provide privacy, and there is access to the ginnel from this space. At the front, on-road parking is available with permit access.







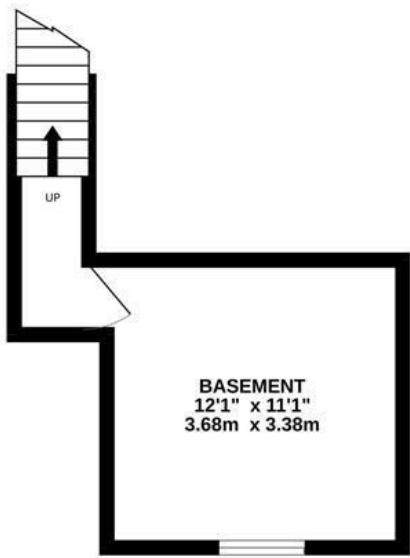




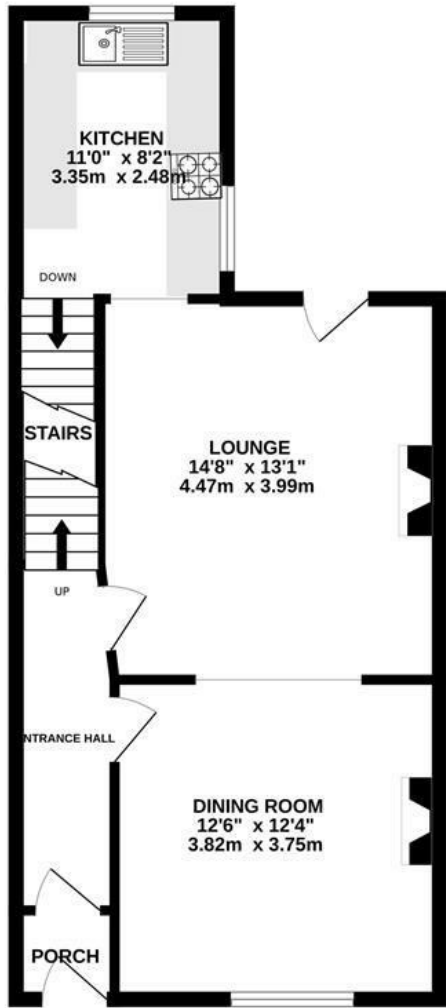


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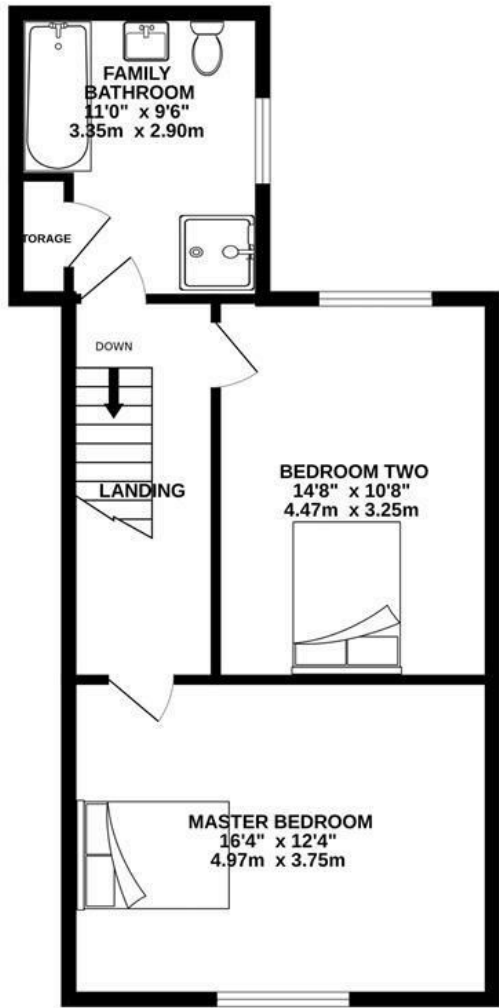
BASEMENT
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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 | 66 | 77 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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 | |

