



## Weldbank Lane, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom end-terraced property in Chorley, offering spacious accommodation, a versatile layout and a generous south-facing rear garden. Ideally suited to first-time buyers and couples looking to take their first step onto the property ladder, the home boasts two well-proportioned bedrooms, a spacious kitchen diner, a welcoming lounge and a conservatory overlooking the garden. Conveniently situated in Chorley, the property benefits from access to a range of local amenities, including shops, supermarkets, schools and leisure facilities, with Chorley town centre offering a wider selection of high-street retailers, cafés, restaurants and everyday essentials. Chorley railway station provides connections to Preston, Manchester and beyond, while regular bus services offer further options for getting around the local area. For commuters, the nearby M61 and M6 motorways provide convenient routes towards Preston, Bolton, Manchester and the wider North West, making this an appealing choice for those seeking a well-connected home with plenty of space both inside and out.

Stepping inside, the welcoming reception hall immediately creates a bright and airy first impression, with the staircase rising to the first floor and an understairs storage cupboard providing useful additional space. A door to the left leads into the spacious front lounge, where a traditional gas fire creates an attractive focal point, complemented by a large front-facing window and an impressive side-facing bay window overlooking the side garden. To the rear, a further door opens into the conservatory, offering a versatile additional reception space that could be used for relaxing, entertaining or enjoying views of the garden throughout the seasons. The conservatory features vinyl plank flooring, tiled dwarf walls, a polycarbonate roof and glazed double doors opening directly onto the patio. Returning to the hallway, an opening on the right leads through to the generously sized kitchen diner, providing ample room for both cooking and family dining. The modern fitted kitchen offers a range of integrated appliances and a breakfast bar, creating a practical and sociable space for everyday living. Tiled flooring adds a smart, easy-to-maintain finish, while a front-facing window brings in natural light. An external door at the rear provides direct access to the patio and garden, while an opening in the rear-left corner leads into the adjoining utility room, which benefits from matching tiled flooring and a rear-facing window.

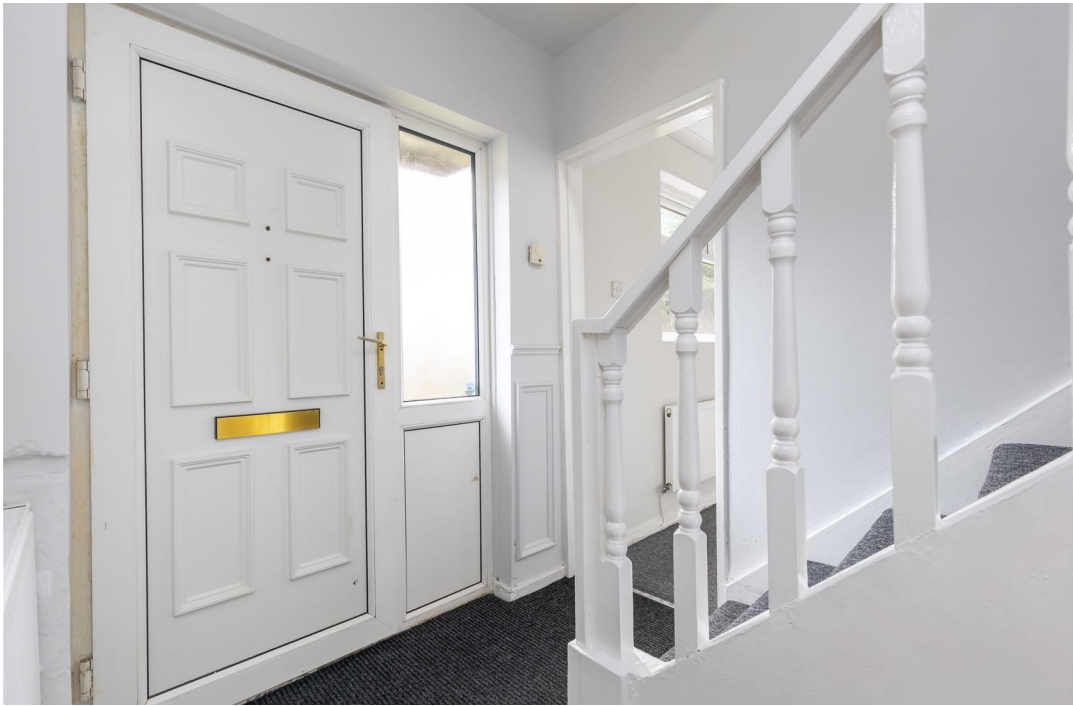
Ascending to the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. The master bedroom benefits from dual-aspect windows, including a smaller front-facing window and a larger side-facing window, allowing natural light to filter into the room while offering a pleasant outlook over the surrounding area. Bedroom two is similarly enhanced by dual-aspect windows, with a smaller window to the front and a larger rear-facing window overlooking the garden. Completing the internal accommodation is the three-piece family bathroom, fitted with vinyl flooring, an overhead shower and an integrated storage cupboard, providing a practical space to meet the needs of everyday living.

Externally, the property benefits from a walled front garden, with gated access to the right leading along a flagged pathway to the entrance door. A second gate to the left provides access to the side garden, where tall, mature hedging creates a sense of privacy and greenery. The side of the property offers additional outdoor space, while the end-terraced position enhances the overall sense of openness. To the rear, a particularly generous, predominantly south-facing garden provides an excellent space for enjoying the sunshine, entertaining guests or relaxing outdoors during the warmer months. A flagged patio extends across the rear of the property, continuing to the conservatory and creating a natural setting for outdoor dining and seating. Beyond this, a substantial lawn offers plenty of room for gardening and leisure, with a flagged pathway running along the right-hand side towards a secluded rear corner featuring established bushes and trees. Combining spacious accommodation, versatile reception areas and an attractive south-facing garden, this property represents an excellent opportunity for first-time buyers and couples seeking a comfortable home with room to make their own, all within easy reach of Chorley's amenities and transport links.





















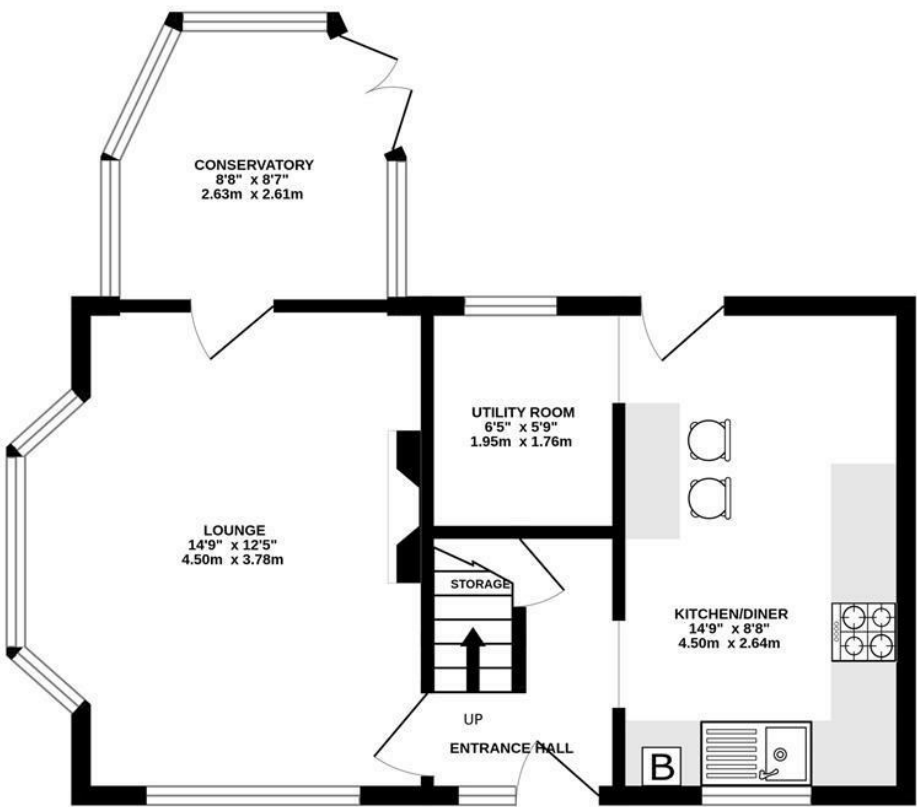




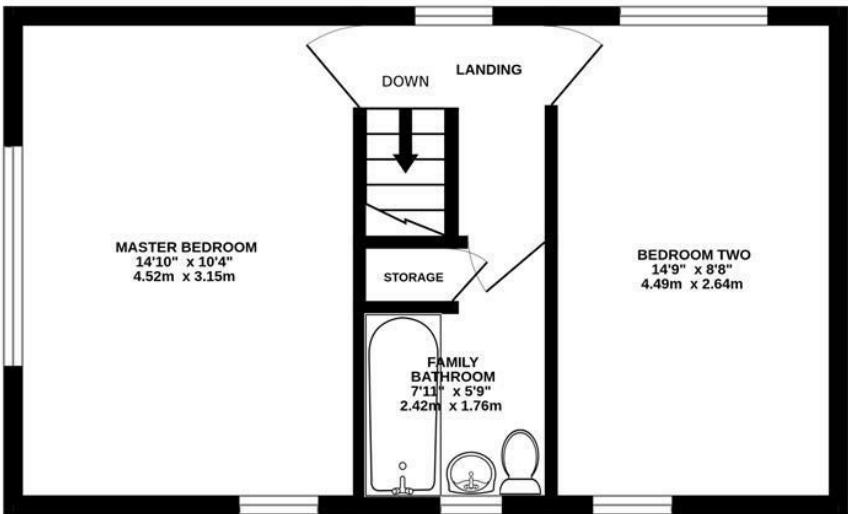


# BEN ROSE

GROUND FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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                                 |         | 82                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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<br>2002/91/EC |



