



## Hardy Drive, Chorley

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this two bedroom, semi-detached home in the ever-popular town of Chorley, Lancashire. Offered with NO CHAIN and having been lovingly owned by the same family for around 60 years, the property benefits from a recently installed new roof and provides a fantastic opportunity for buyers looking for a true blank canvas to modernise and make their own. Ideally positioned, the home is within easy reach of Chorley town centre where you will find a wide range of shops, supermarkets, cafes and leisure facilities. Excellent travel links are close by including Chorley Train Station offering direct routes to Manchester, Preston and beyond, regular bus routes within walking distance, and convenient access to the M61, M6 and M65 motorways. The area also offers beautiful countryside walks, parks and reputable local schools, making this an appealing choice for a wide range of buyers.

Upon entering the home, you are welcomed into a reception hall with the staircase positioned just off, providing access to most ground floor rooms. To the front sits a spacious lounge that flows seamlessly into the family dining area, creating a versatile open-plan living and entertaining space. From the dining area, you will find the conservatory at the rear, offering lovely views over the garden and direct access outside. The ground floor also benefits from a good sized kitchen with ample potential for redesign, along with a convenient three-piece shower room.

Moving upstairs, the first floor hosts two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and access to useful eaves storage, while the second bedroom features a large built-in storage cupboard, making excellent use of the available space.

Externally, the property offers a driveway to the front providing off-road parking for up to three vehicles, leading to a detached garage at the rear which also benefits from an attached garden store. The rear garden is fully flagged for easy maintenance, creating a practical outdoor space that can be enjoyed year-round.

This is a fantastic opportunity to purchase a well-loved home in a sought-after location, ready to be transformed into a modern family property.









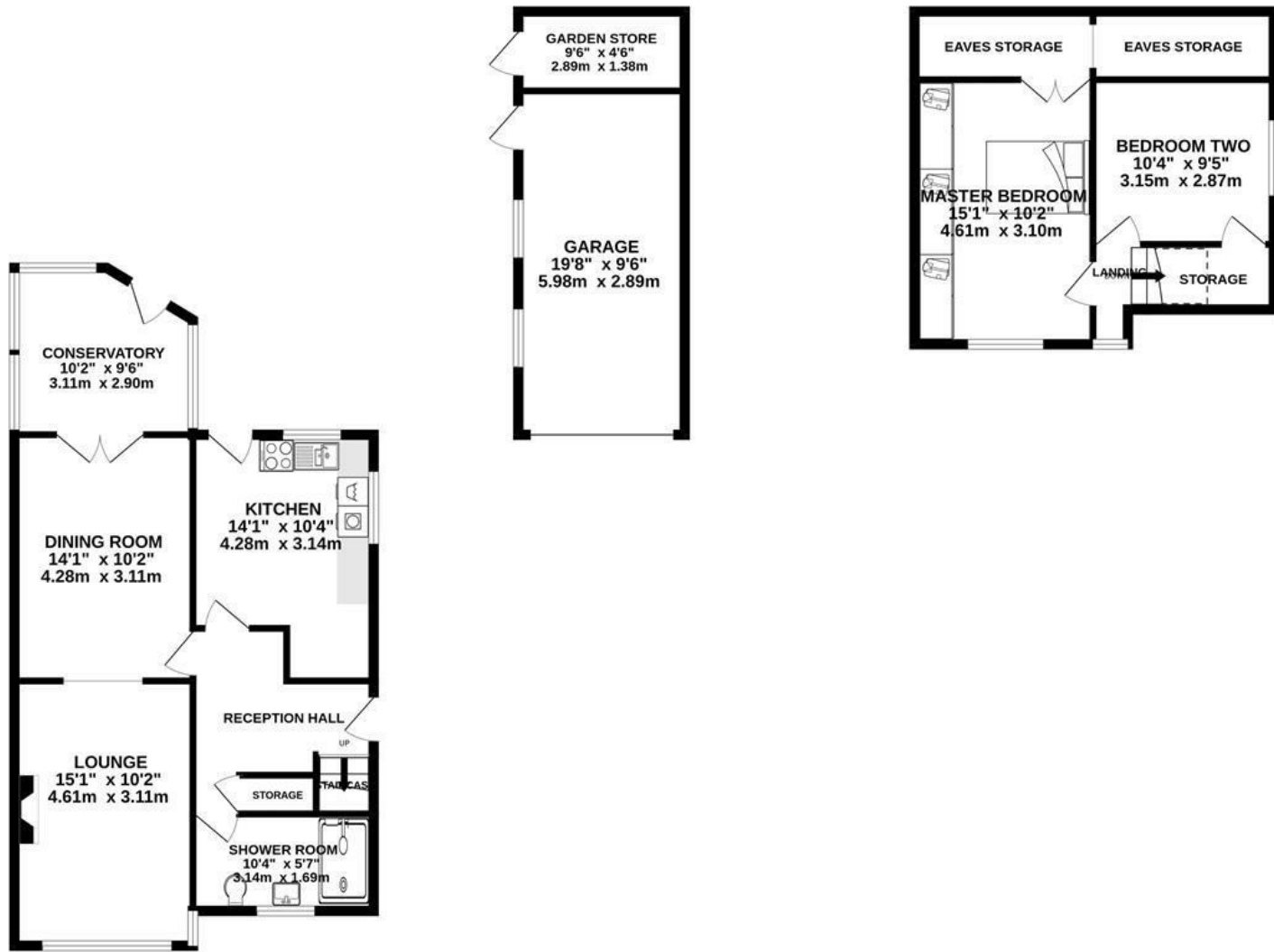




# BEN ROSE

GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.

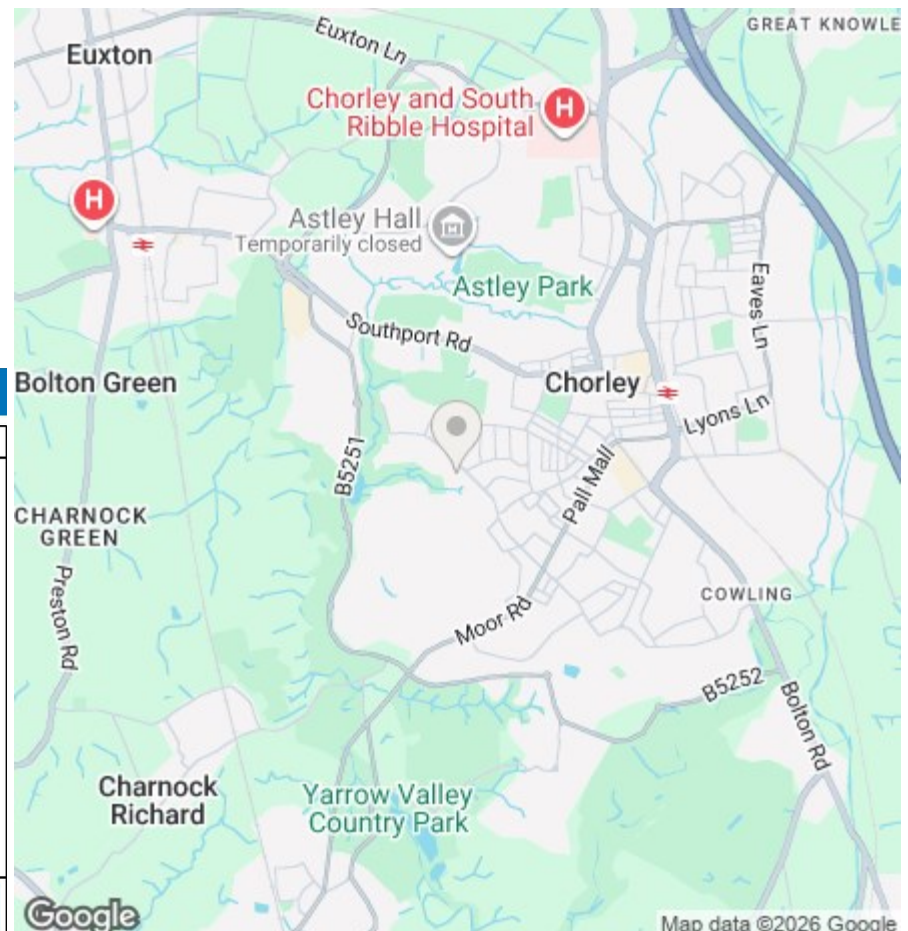


TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

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

Current rating: **69** (D)  
Potential rating: **76** (C)

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	