



Squares Wood Close, Chorley

Offers Over £154,995

Ben Rose Estate Agents are pleased to present to market this charming mid-terrace home, ideally suited to first-time buyers looking to step onto the property ladder. Situated in a popular residential area of Chorley, this home offers a comfortable and practical living space with great potential throughout. The property enjoys a convenient location, with easy access to a range of local amenities including supermarkets, schools, and leisure facilities. Chorley town centre is just a short distance away, offering an array of shops, cafés, and restaurants. Excellent travel links are also nearby, with Chorley train station providing direct routes to Manchester and Preston, as well as easy access to the M61 and M6 motorways, making this an ideal base for commuters.

Entering the home, you are welcomed into a good-sized lounge, offering a cosy yet versatile space for relaxing and entertaining. From here, stairs lead to the first floor, while a hallway continues through the property, providing access to a convenient ground floor WC. To the rear, you'll find a well-finished kitchen, thoughtfully laid out with ample worktop and storage space, as well as room for a small dining table. The kitchen also enjoys views over the garden, creating a pleasant setting for everyday dining.

Heading upstairs, the landing gives access to two well-proportioned bedrooms, both offering comfortable accommodation. The master bedroom benefits from built-in wardrobes, providing useful storage without compromising on space. Completing the first floor is a three-piece family bathroom, fitted with a bath, wash basin, and WC.

Externally, the property is positioned within a well-maintained courtyard setting, benefitting from an allocated parking space, single garage and there is also ample visitor parking available to the front. To the rear, there is a fenced garden mainly laid to lawn, offering a great outdoor space with plenty of potential for personalisation. This delightful home combines practicality, location, and opportunity, making it an excellent choice for those looking to make their first move onto the property ladder.









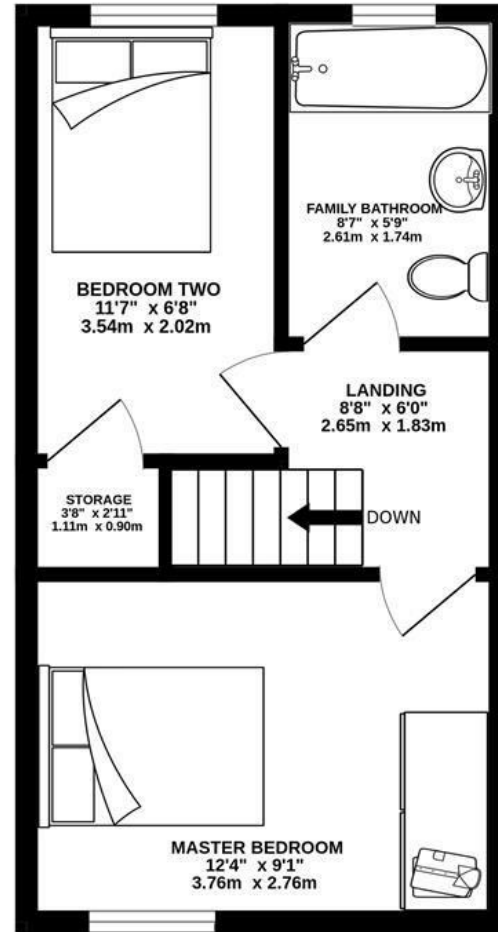
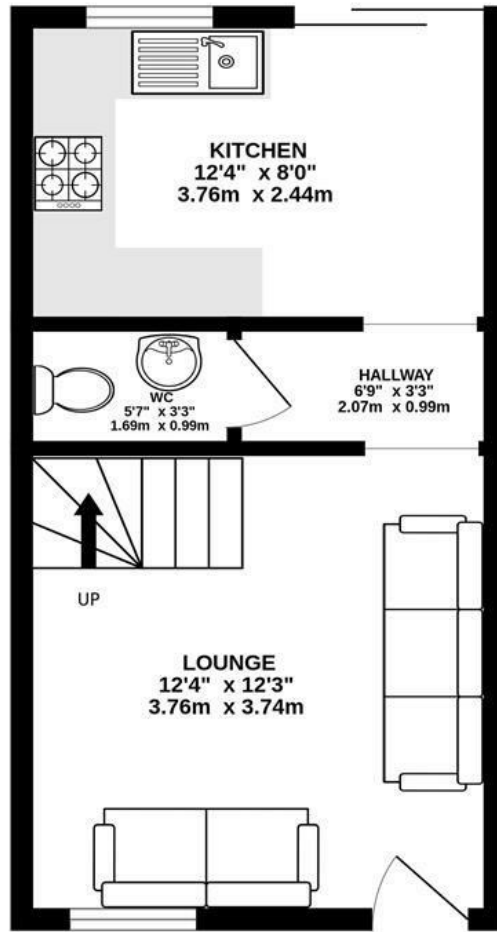




BEN ROSE

GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.

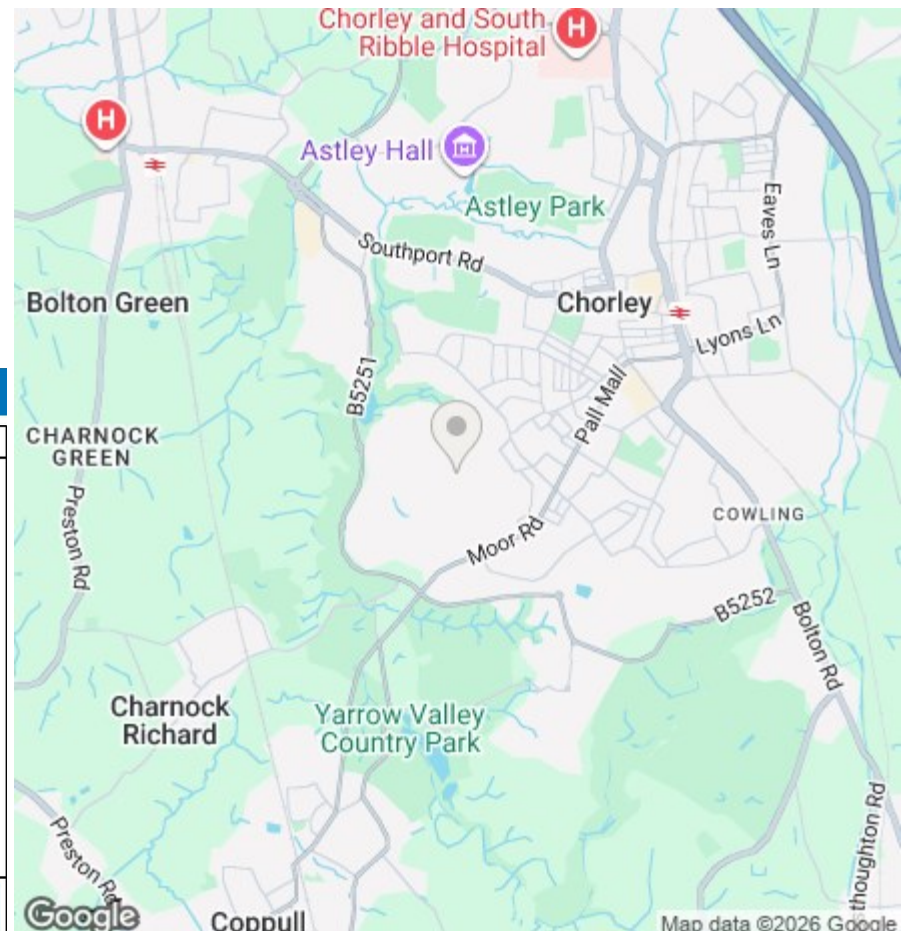


TOTAL FLOOR AREA : 582 sq.ft. (54.0 sq.m.) approx.

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		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	