



**Birch Road, Chorley**

**Offers Over £154,995**

Ben Rose Estate Agents are pleased to present to market this four-bedroom terraced home, located in a popular residential area of Chorley, Lancashire. This spacious family home is ideally suited for those looking for a comfortable and well-connected place to settle. Situated close to a range of excellent local amenities, including well-regarded schools, supermarkets, parks, and leisure facilities, the property also benefits from superb travel links. Chorley train station is just a short drive away, offering direct routes to major cities such as Manchester and Preston, while nearby access to the M6, M61, and M65 motorways makes commuting across the North West both quick and convenient.

To the front of the house, a spacious and tastefully decorated lounge offers a relaxing space for the whole family. Moving toward the rear, you'll find an open-plan kitchen/diner. Patio doors at the back of the kitchen lead out to the rear garden, flooding the space with natural light and offering a seamless indoor-outdoor connection – ideal for family gatherings or summer entertaining.

Heading upstairs, the first floor hosts four well-sized bedrooms, making it perfect for growing families or those in need of flexible living space. A modern three-piece family bathroom serves the upper floor and is fitted with sleek, neutral décor – offering a relaxing spot for unwinding at the end of the day.

To the rear, a secluded garden offers a blend of patio and lawn space, perfect for outdoor dining, children's play, or simply enjoying the surroundings.

This is a fantastic opportunity to own a spacious family home in a highly sought-after location, combining comfort, convenience, and great connectivity.





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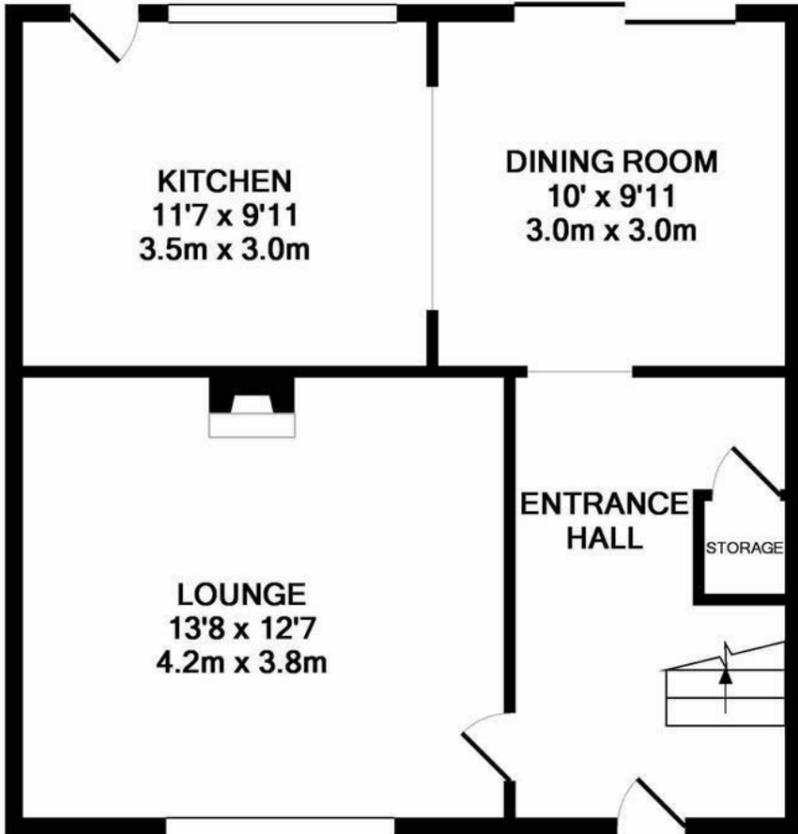
BEN ROSE



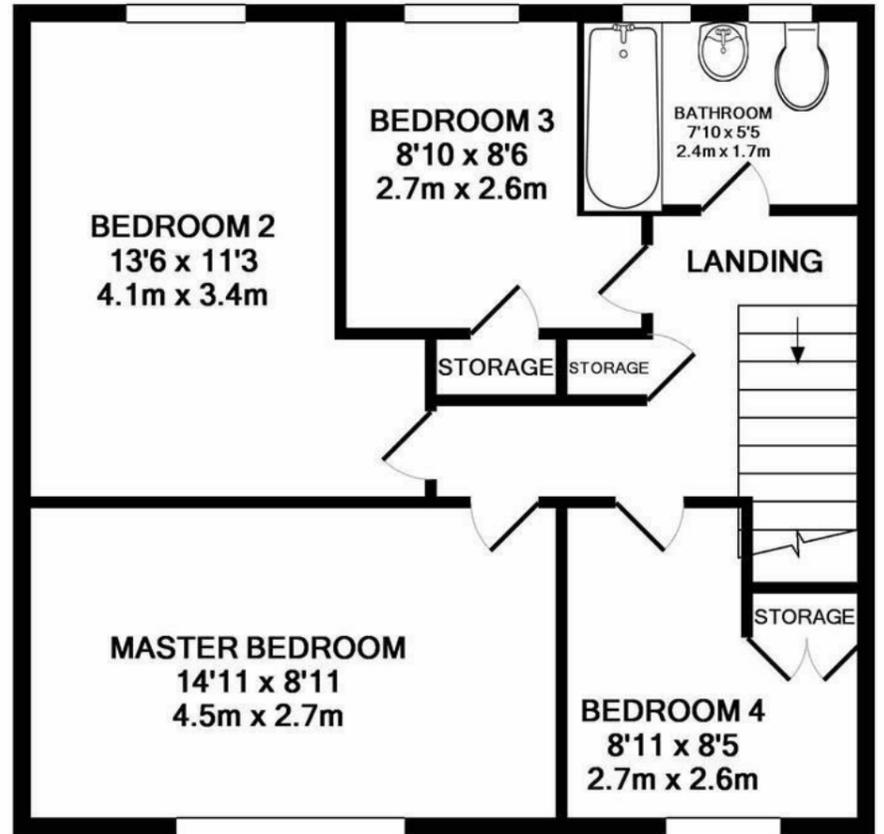








GROUND FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(44.9 SQ.M.)

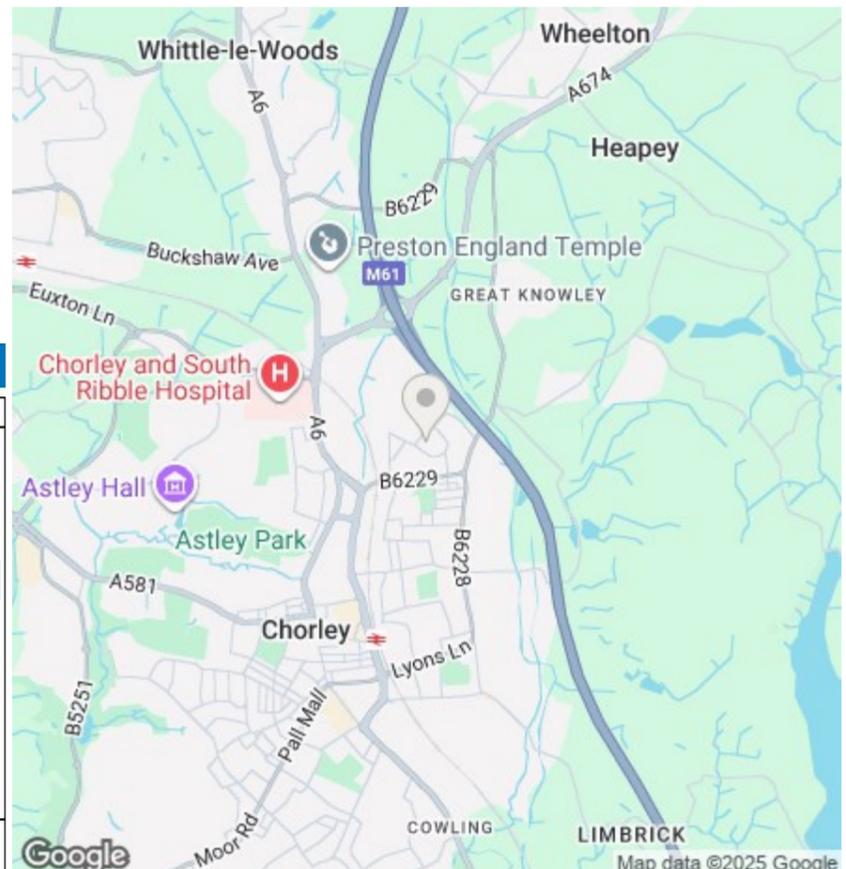


1ST FLOOR  
APPROX. FLOOR  
AREA 524 SQ.FT.  
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>			<b>85</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>71</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>72</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>60</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	