



## Chorley Road, Adlington, Chorley

Offers Over £239,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom mid-terrace property, located in the highly sought-after residential area of Adlington. The home is situated just a short drive from Chorley town centre and is surrounded by excellent local schools, shops, and amenities, along with nearby parks and scenic canal-side walking routes. Fantastic travel links are also available via local bus routes, Adlington train station, and easy access to the M6 and M61 motorways, making this an ideal location for commuters.

The home has undergone a number of upgrades within the last three years, including a newly fitted boiler, full rewire, new radiators, and uPVC windows throughout, as well as a damp proof course and cavity wall insulation within the extension. These improvements all contribute to the home's overall efficiency and provide peace of mind for prospective buyers.

Stepping into the property, you will find yourself in the welcoming entrance hallway which sets the tone for this lovely home. On the right, you will enter the spacious lounge which features a charming biofuel fire and a large window overlooking the front aspect. Moving through, you will enter the open-plan kitchen/diner. The dining area offers ample room for a family dining table, complemented by bespoke alcove cabinetry and convenient access to understairs storage. The contemporary fitted kitchen offers generous storage and includes integrated appliances including a fridge, freezer, oven, hob, and dishwasher, with a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned double bedrooms, with bedrooms two and three benefiting from integrated storage. Off the landing is a convenient laundry room, plumbed to accommodate a washing machine and dryer, providing useful additional utility space. A spacious four-piece family bathroom completes this level.

All rooms feature stylish wooden shutters and the home also benefits from a re-insulated, fully boarded loft with a convenient pull-down ladder, providing excellent additional storage.

Externally, to the rear is a low-maintenance flagged garden offering space to relax or entertain, with the added benefit of off-road parking and an EV charging point. To the front, there is ample on-street parking available.

Early viewing is highly recommended to avoid potential disappointment.





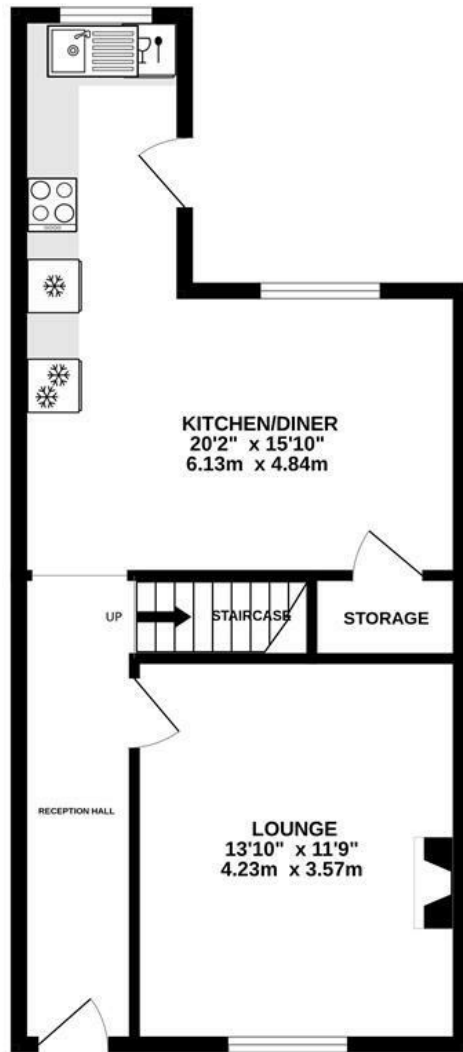




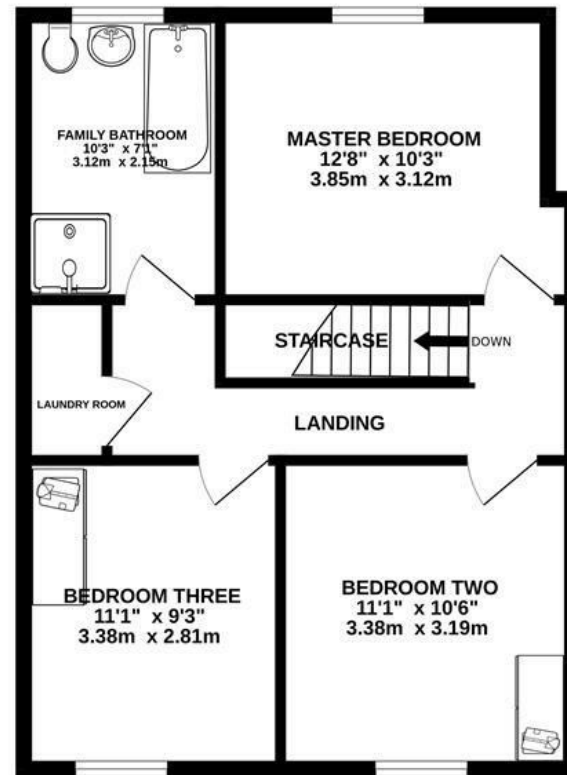




GROUND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

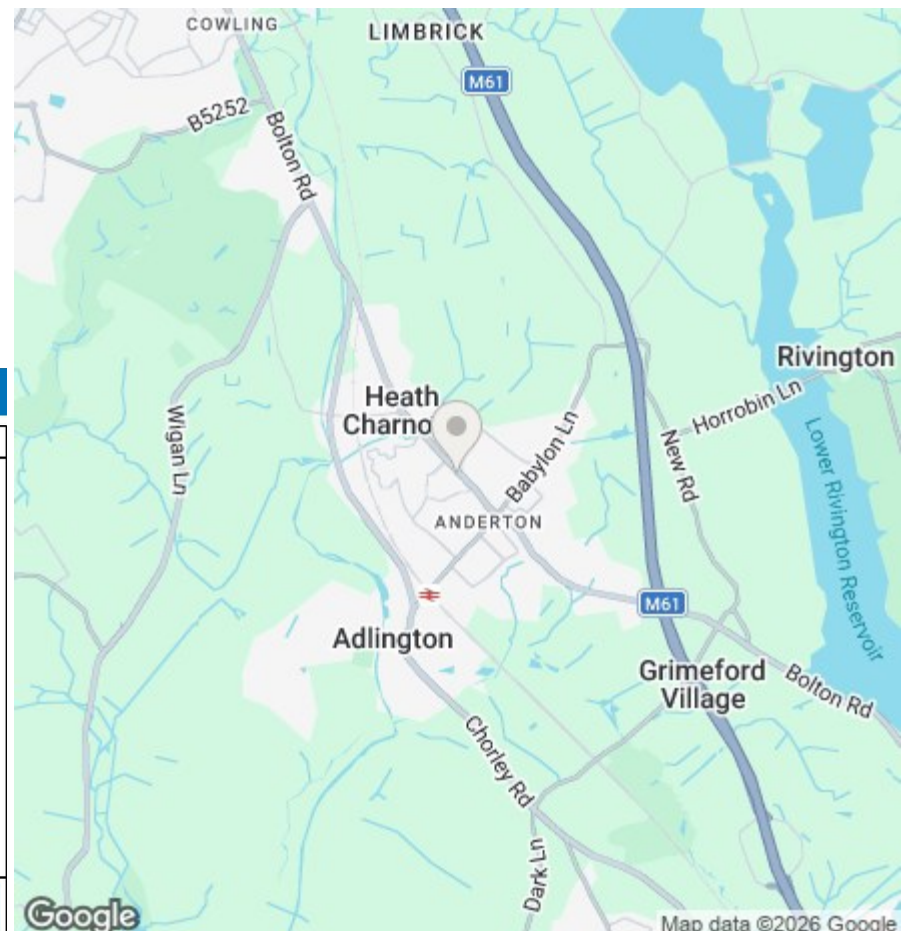


TOTAL FLOOR AREA : 1011 sq.ft. (94.0 sq.m.) approx.

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) <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>55</b>               | <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>  |                         |           |
| (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 |           |