



## Garfield Terrace, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom, mid-terrace home, ideal for first-time buyers, small families, or couples looking to settle in a popular residential area of Chorley. This charming property offers a comfortable and modern living space, ready to move into with minimal effort required. Located just a short distance from Chorley town centre, the home is within easy reach of an excellent array of local amenities, including supermarkets, schools, leisure facilities, and cafes. For commuters, the property is perfectly placed with Chorley train station nearby, offering direct links to Manchester, Preston and beyond, while the M61 and M6 motorways are easily accessible for those travelling by car. Regular bus routes also serve the area, making it ideal for those seeking convenience and connectivity.

Upon entering the property, you are welcomed into a spacious and inviting lounge area – a perfect spot to relax or entertain. The room benefits from a large window, allowing natural light to fill the space. Continuing through, you'll find the open-plan kitchen diner, which offers ample room for both cooking and dining. Fitted with generous cabinet space and worktops, this room is the heart of the home, with space for a family-sized dining table and access to the staircase leading to the first floor.

Moving upstairs, the first floor comprises two well-proportioned double bedrooms, both offering comfortable living space. The master bedroom is fitted with built-in wardrobes, providing excellent storage while keeping the room uncluttered and spacious. Completing the floor is the stylish four-piece family bathroom, featuring a bath, separate shower, WC and wash basin – offering practicality and comfort for everyday living.

Externally, the home features a well-kept, front yard, bordered by a mature hedge that adds a touch of greenery and privacy to the entrance. To the rear is a private, low-maintenance paved yard enclosed by a wall, ideal for sitting out during the warmer months or hosting guests. With its attractive presentation, convenient location, and well-balanced layout, this property offers an excellent opportunity to secure a delightful home in the heart of Chorley. Early viewing is highly recommended.









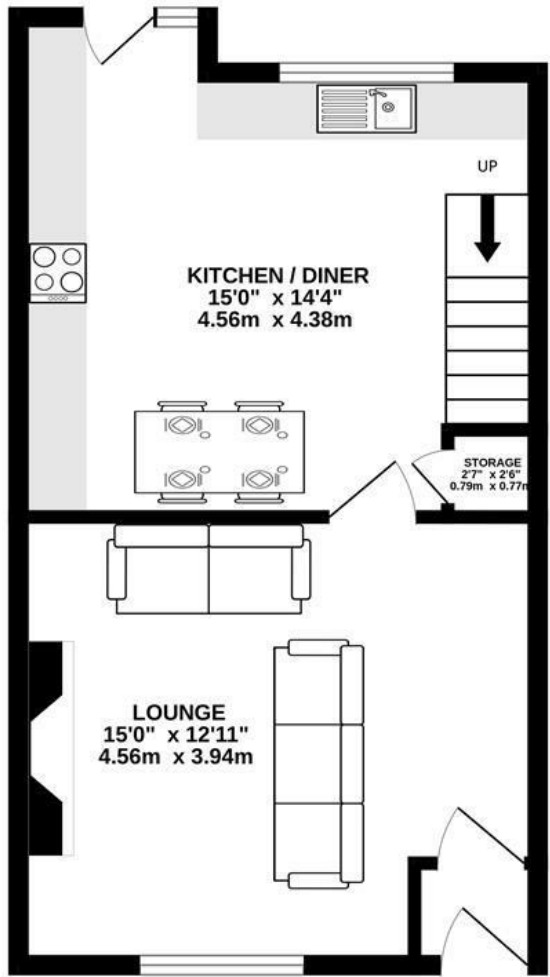




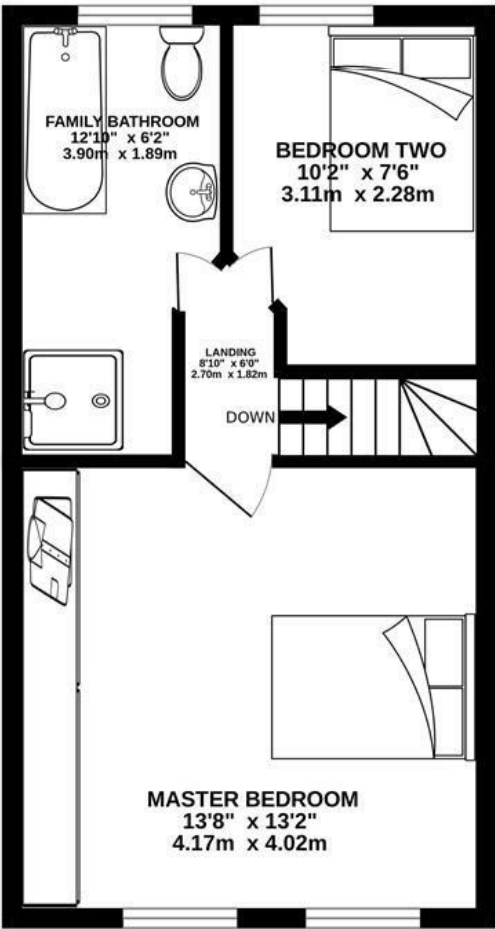


# BEN ROSE

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales	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) 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 2002/91/EC	

