



## Marlborough Street, Chorley

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom semi-detached property, offering a fantastic opportunity for families looking for a spacious and versatile home in a popular Chorley location. The property provides a generous layout throughout, with two reception rooms, a sizeable kitchen, three bedrooms and an integral garage, whilst also benefiting from a good-sized rear garden. Chorley offers an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities and well-regarded schools, making it a particularly convenient location for family life. Chorley railway station provides regular services towards Preston, Manchester and beyond, whilst the nearby M61 and M6 offer excellent connections across Lancashire and towards Manchester and the wider North West. The surrounding area also provides plenty of opportunities for outdoor recreation, with popular destinations including Astley Park, Yarrow Valley Country Park and the beautiful surrounding countryside.

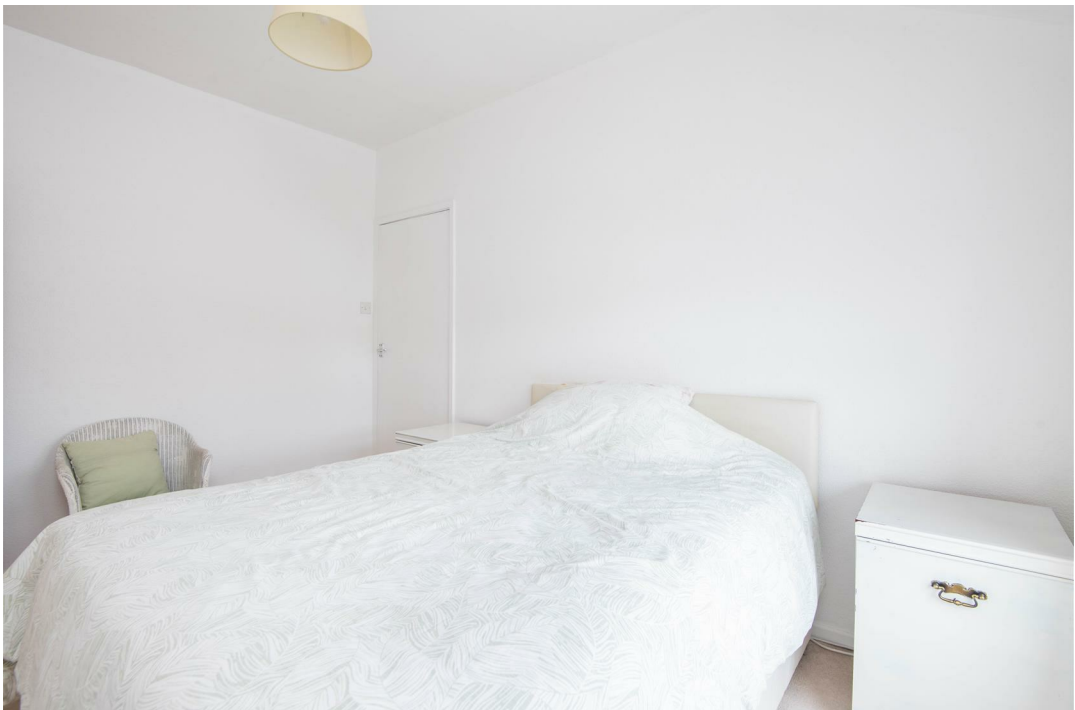
Entering this much-loved family home, the welcoming entrance hall provides access to the first floor and leads into the spacious lounge. This inviting reception room benefits from a wide window which allows plenty of natural light to fill the space, alongside a fireplace providing an attractive focal point. Continuing through the property, the kitchen offers excellent practicality with ample cupboard and worktop space, as well as sufficient room to comfortably accommodate a family dining table. A particularly unique feature is the built-in bar, creating a fun and sociable addition which is sure to be appreciated when hosting family and friends. The kitchen also has wooden beam detail to the ceiling. Continuing from the kitchen is the useful second reception room or family room, providing valuable additional living space and direct access into the integral garage.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is a comfortable double offering plenty of space for bedroom furniture, whilst the second bedroom is also a well-proportioned double. The third bedroom provides a versatile additional room which would be well suited to a child's bedroom, nursery or home office for those looking to work from home. Completing the first floor is the three-piece family bathroom, conveniently positioned to serve all three bedrooms.

Externally, the property is approached via a low bordering wall, gate and established bordering hedge, creating an attractive and private frontage. A single driveway leads directly to the integral garage, providing useful off-road parking and additional secure storage. To the rear, the property benefits from a pleasant garden with a central lawn, paved walkways and ample space for outdoor furniture, whilst surrounding flower beds provide an attractive established setting. A greenhouse is also included, offering an excellent opportunity for those who enjoy gardening or growing their own plants and produce. Overall, this is a well-proportioned and versatile family home offering excellent living space both inside and out, with two reception rooms, three bedrooms, an integral garage and a good-sized garden, all within a convenient Chorley setting.







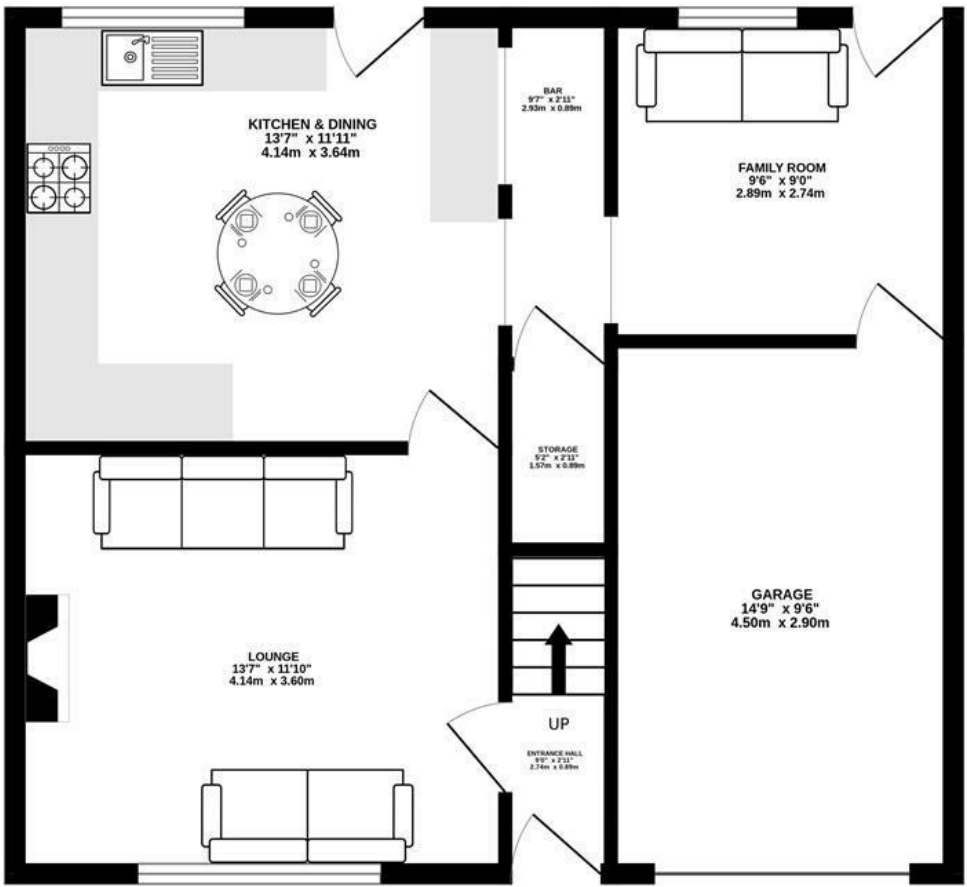




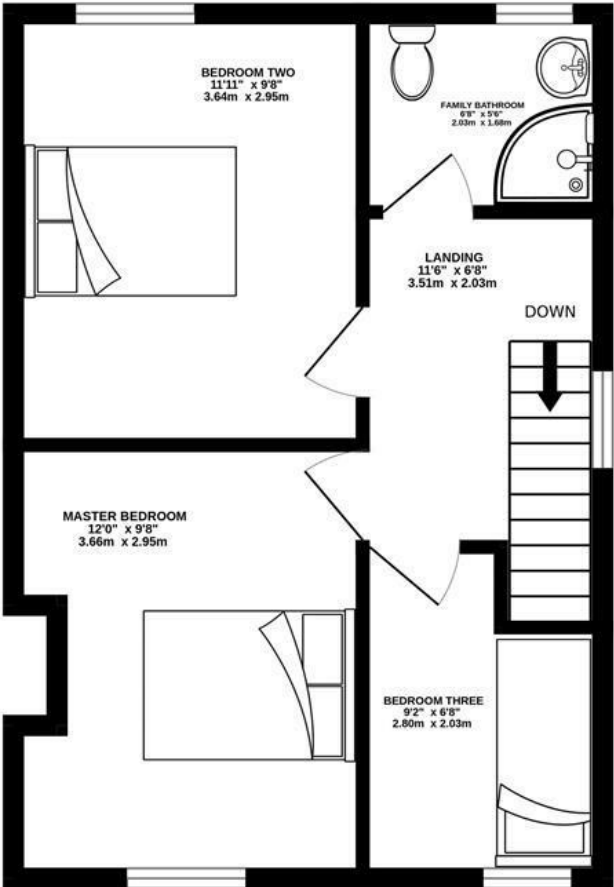


# BEN ROSE

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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 |                         |           |
| 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 |           |

