



## St. Gregorys Place, Chorley

**Offers Over £149,995**

Ben Rose Estate Agents are pleased to present to the market this spacious three-bedroom end-terrace home, ideally located close to Chorley town centre. The home is being marketed with **NO ONWARDS CHAIN** and provides generous living space throughout and a fantastic position within easy reach of local amenities. Chorley boasts a wealth of conveniences including supermarkets, independent shops, restaurants, pubs, and well-regarded schools, making it an ideal setting for everyday life. For commuters, the property is perfectly situated with Chorley train station offering direct rail services to Preston and Manchester, as well as excellent bus links to Preston, Blackburn, and Wigan. The nearby M6 and M61 motorways ensure quick access across Lancashire and beyond, while the beautiful Astley Park is just a short drive away — perfect for weekend walks and family days out.

Stepping through the front door, you're welcomed into a bright entrance hall that leads through to the main living spaces. The spacious lounge positioned at the front of the home benefits from a dual aspect design, filling the room with natural light throughout the day and creating a warm, inviting atmosphere. Moving through to the rear, the kitchen offers ample space for both cooking and entertaining, complete with fitted cabinetry, generous work surfaces, and a useful office space located just off. From the kitchen, there is direct access into the conservatory, which serves as a versatile additional living space overlooking the garden — ideal for a dining area, playroom, or relaxing retreat.

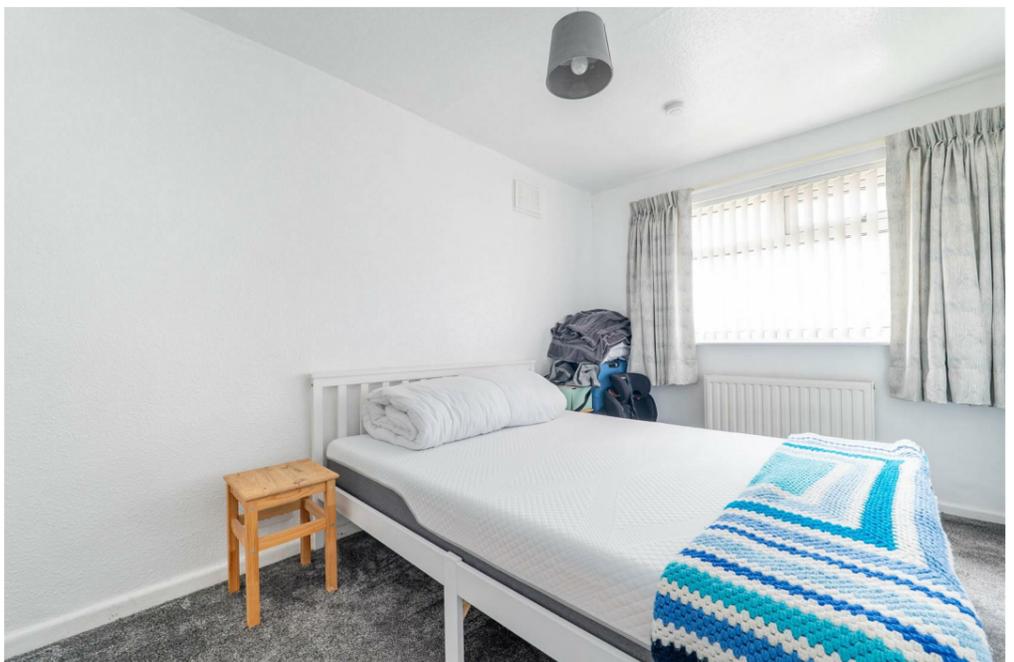
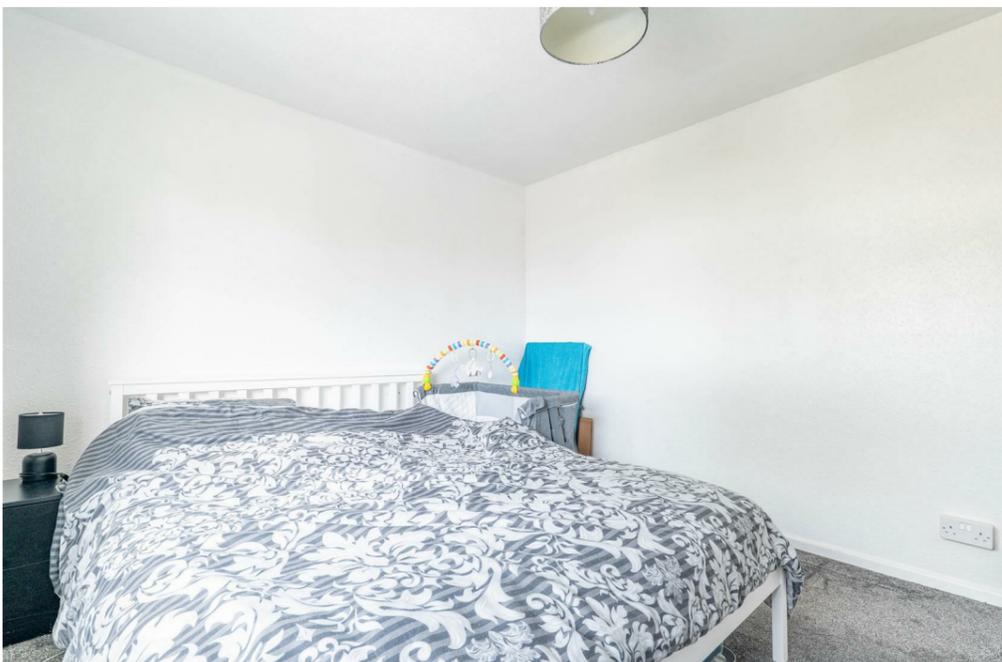
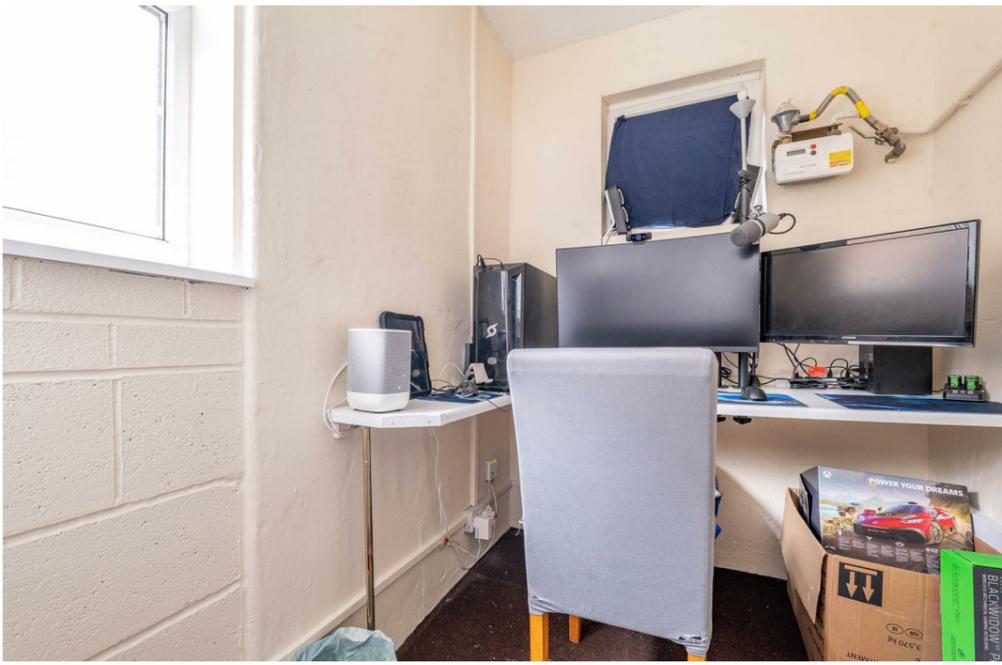
To the first floor, the property features three well-proportioned bedrooms, each offering excellent versatility for a growing family or to be used as an additional home office setup or nursery. The master bedroom enjoys an open, airy feel, while the additional bedrooms are equally spacious. The floor also features a two-piece bathroom complemented by a separate WC, providing practicality for busy households.

Externally, the property has a shared driveway to the side with off-road parking for up to two vehicles, alongside a small lawned front garden that enhances its kerb appeal. To the rear, a generous and mature garden features a large lawn bordered by established plants and shrubs — a peaceful outdoor space ideal for relaxation, children's play, or summer entertaining.

This charming end-terrace home offers superb potential and a highly convenient location, making it an excellent opportunity for those looking to settle within the heart of Chorley.







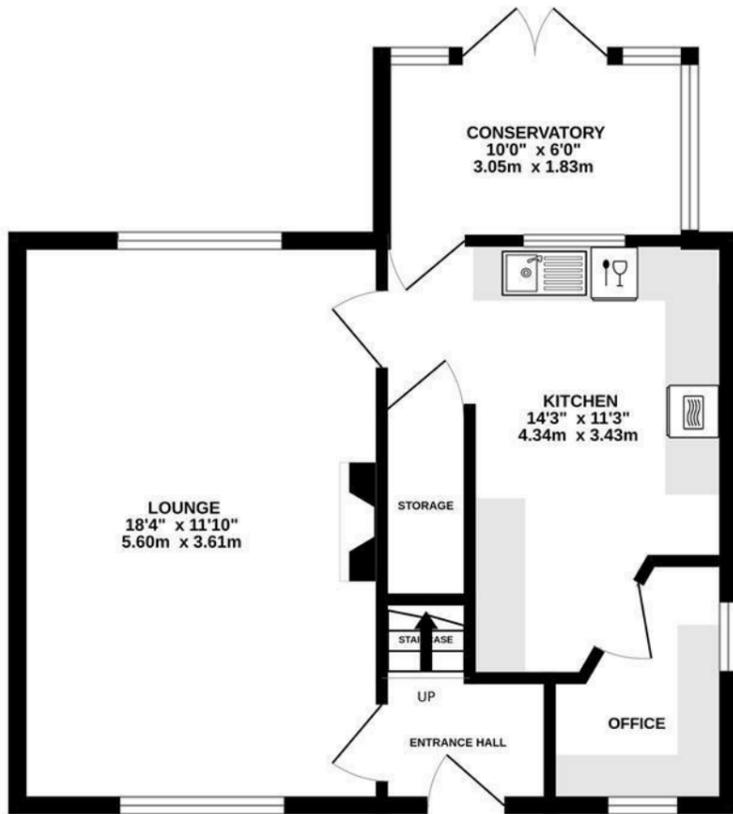






# BEN ROSE

GROUND FLOOR  
480 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

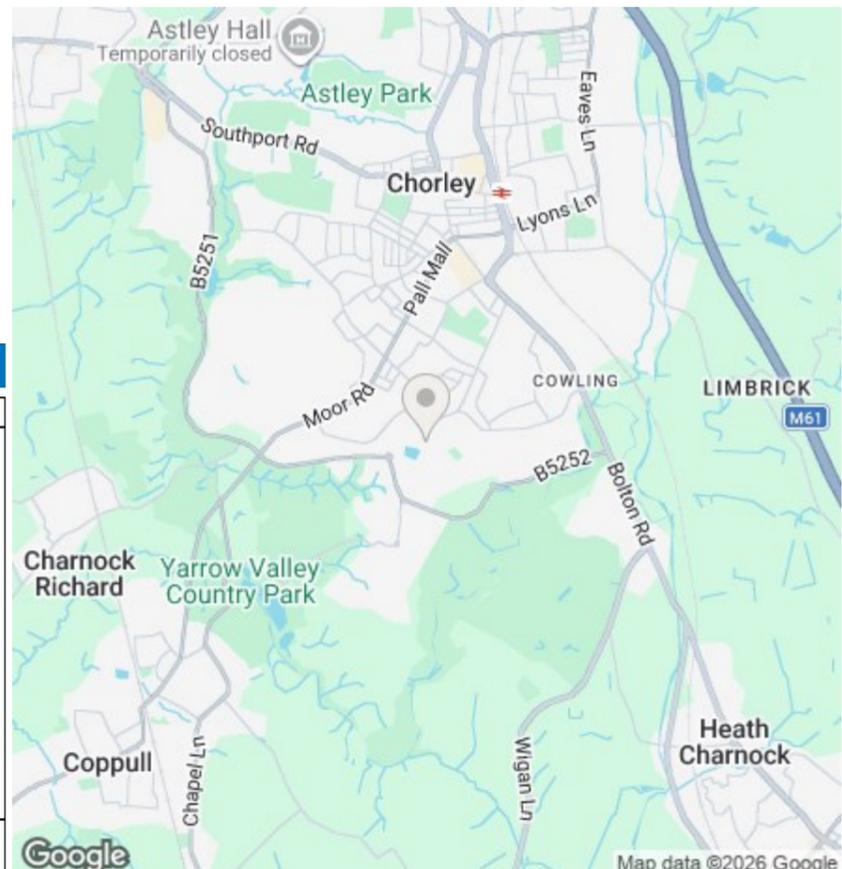


TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	