



Eaves Green Road, Chorley

Offers Over £164,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated in a sought-after residential area of Chorley. Ideal for families and presented with no onward chain, the home offers easy access to a range of local schools, shops, parks, and amenities, with Chorley town centre just a short drive away. The property also benefits from excellent transport links, making it well suited for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. From here, you will enter the spacious lounge/diner, which spans the full length of the property and benefits from dual aspect windows to the front and rear.

Continuing through, you will find the modern kitchen, which offers generous storage with an integrated oven and hob, as well as space for freestanding appliances. A single door from here leads out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. Additional storage is available from the landing, and a modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home boasts a private driveway to the front, providing off-road parking for up to three vehicles. To the rear is a generously sized garden featuring a flagged patio and lawn area. There is also a convenient outbuilding offering useful additional storage.

Early viewing is highly recommended to avoid potential disappointment.









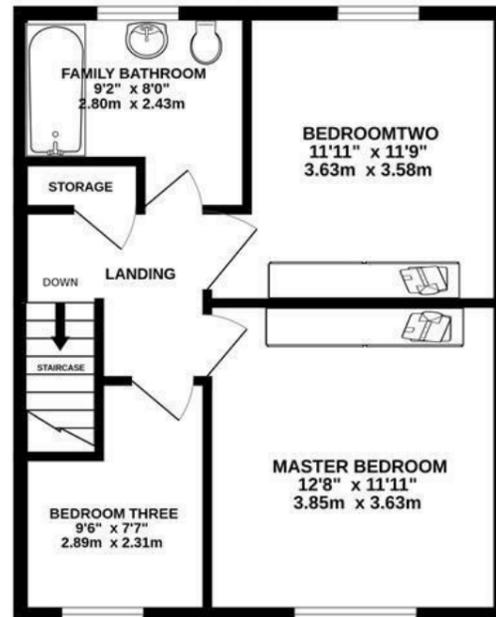




GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

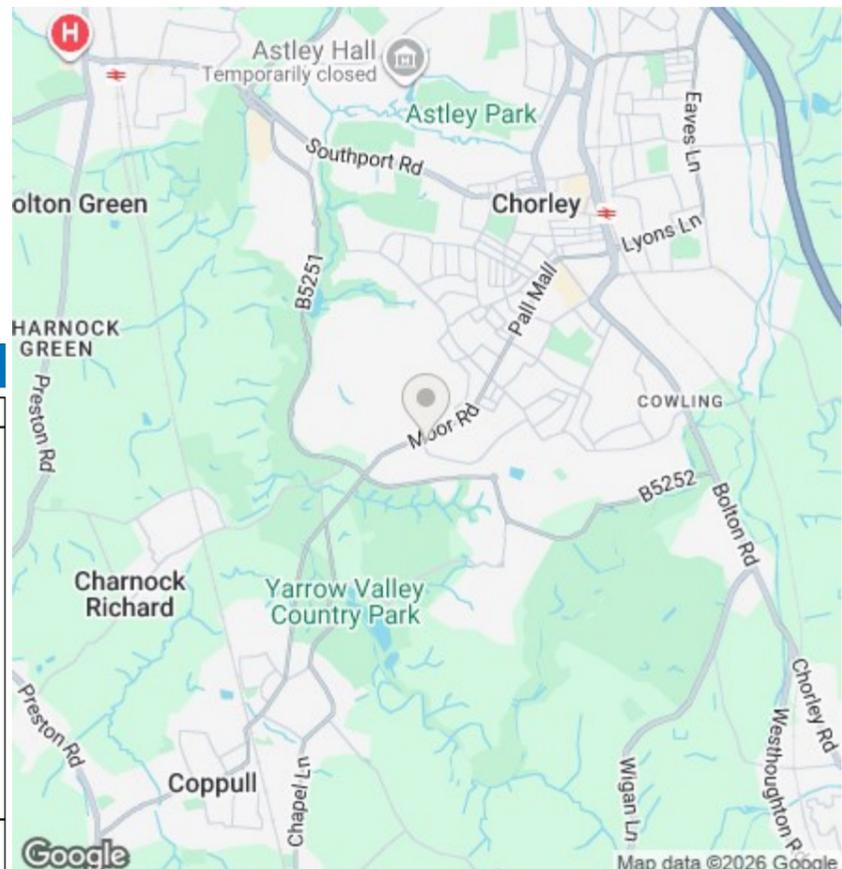


TOTAL FLOOR AREA : 952 sq.ft. (88.5 sq.m.) approx.

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	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	