



Brock Road, Chorley

Offers Over £154,995

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom mid-terrace property, ideally located in the heart of Chorley. This would make an excellent home for a first-time buyer looking to step onto the property ladder and has undergone a range of recent improvements, including a newly fitted kitchen and bathroom, new front windows, and an updated boiler. The property benefits from close proximity to Chorley town centre and its superb local schools, shops, and amenities, along with excellent travel links via Chorley train station and the nearby M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you are led into the main hallway, where a staircase leads to the upper level. To the left, you will find the open plan lounge/kitchen. Spanning the full length of the home, this space offers a spacious lounge area featuring a central fireplace and a large window overlooking the front aspect. The contemporary fitted kitchen provides ample storage, an integrated oven and hob, and a convenient breakfast bar. Just off the kitchen is a practical utility room, offering additional storage and space for freestanding appliances, along with a single door leading out to the rear.

Upstairs, you will find three well-proportioned bedrooms, along with a newly fitted three-piece shower room.

Externally, there is plenty of on-street parking to the front. To the rear is a good-sized, low-maintenance yard, perfect for adding garden furniture and creating a space to relax or entertain.

Early viewing is highly recommended to avoid potential disappointment.







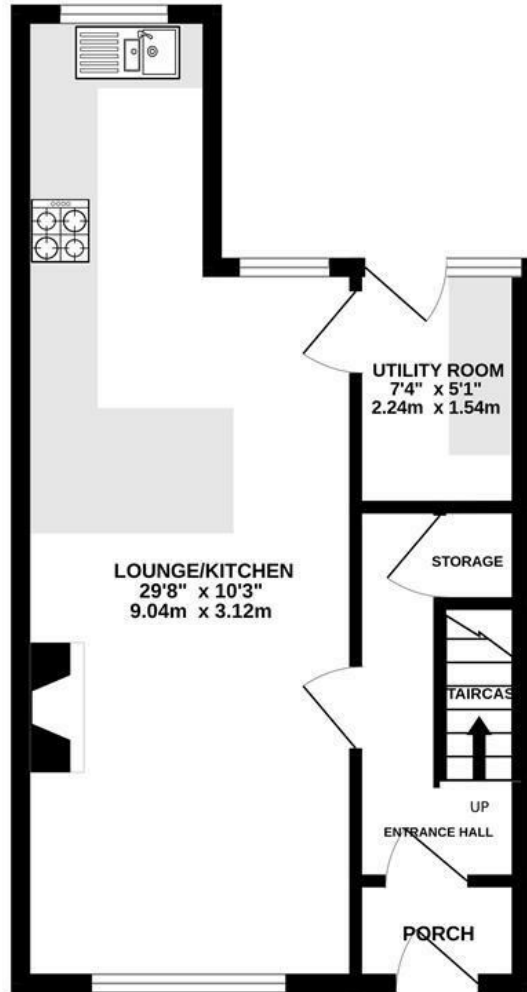




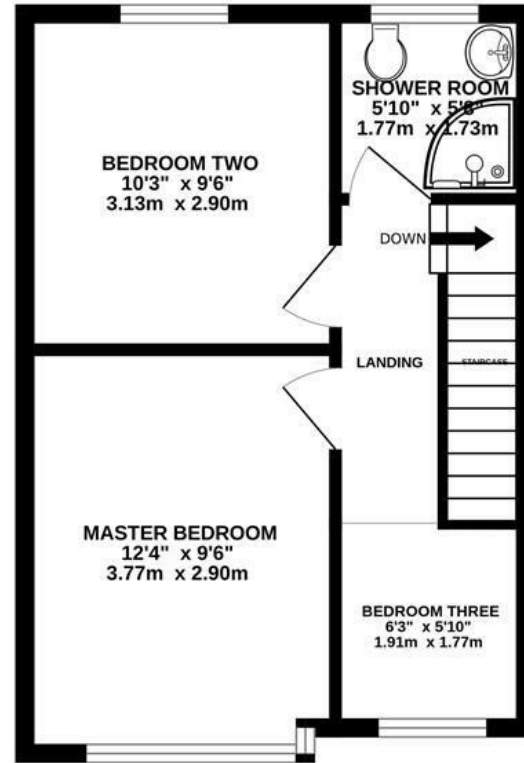


BEN ROSE

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(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	