



Greenhalgh Lane, Anderton, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace family home, offering spacious and versatile accommodation arranged over three floors and ideally suited to families looking for a well-proportioned home in the popular village of Anderton. The property combines traditional character with practical modern living, featuring a welcoming lounge with log-burning stove, a generous kitchen and dining area, conservatory, three bedrooms and useful storage throughout. Anderton enjoys a pleasant semi-rural setting whilst remaining conveniently positioned for access to Chorley and the surrounding towns, with a range of everyday amenities, schools, supermarkets, shops and leisure facilities available nearby. Excellent transport links are also within easy reach, with Chorley railway station providing regular services towards Manchester, Preston and beyond, whilst the M61 and M6 provide convenient connections across the North West. The nearby Leeds and Liverpool Canal, Rivington and the surrounding countryside also offer excellent opportunities for walks, cycling and family days out.

Entering the property, the vestibule leads directly into the spacious lounge, creating a welcoming first impression and providing a comfortable space for the family to relax. A feature log-burning stove provides an attractive focal point and adds a cosy feel to the room. Continuing through the lounge, the staircase leads to the upper floors, whilst access is provided into the kitchen. This is an equally generous space, offering ample fitted cupboard and worktop space alongside room for a small dining table, making it well suited to everyday family meals. Built-in storage adds further practicality, whilst continuing through the kitchen leads into the conservatory. This bright and versatile additional reception space provides an excellent area for a family room, playroom or further sitting area, with views towards the rear of the property.

Heading upstairs to the first floor, the landing provides access to two of the home's bedrooms and the family bathroom. The master bedroom offers a good-sized and comfortable space whilst retaining a touch of traditional character through its original cast iron fireplace. The second bedroom is also well proportioned and benefits from built-in storage, providing useful space for clothing and belongings. Completing this floor is the three-piece family bathroom, finished to a good standard and conveniently positioned to serve the bedrooms on this level. Continuing upwards to the converted attic, you will find the impressive third bedroom. This generous room benefits from multiple skylights, allowing plenty of natural light to enter, alongside a generous amount of storage, creating a versatile bedroom.

Externally, the property benefits from a private driveway to the front, providing off-road parking for two vehicles and adding valuable practicality for a family home. To the rear is a paved yard offering a low-maintenance outdoor space with plenty of room for outdoor furniture, making it ideal for relaxing or entertaining during the warmer months. A practical shed provides additional storage for garden equipment and outdoor essentials. Overall, this is a fantastic family home offering spacious accommodation across three floors, a versatile converted attic bedroom, attractive period features and useful outdoor space. Its combination of character, flexibility and convenient access to Chorley and the wider North West makes it an excellent opportunity for families looking to establish themselves within this popular and well-connected area.





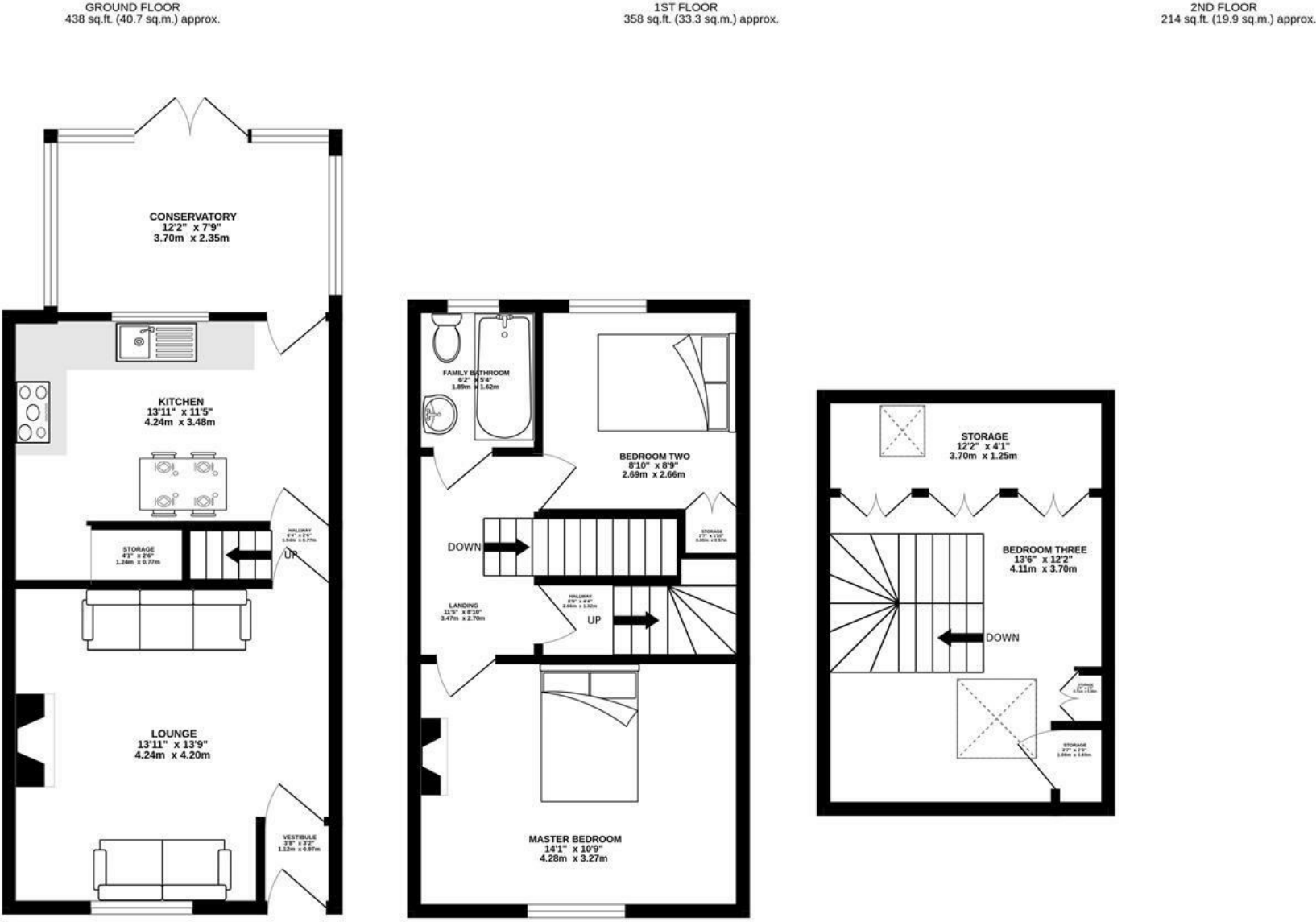








BEN ROSE



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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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 ₂) 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



