



2 Westwell Road, Chorley

Offers in Region of **£139,995**

**ARNOLD
& PHILLIPS**
ESTATE AGENTS



2 Westwell Road

Chorley

Arnold & Phillips are delighted to present this well-proportioned two-bedroom end-terrace home on Westwell Road, Chorley, PR6 0DD, offering approximately 845 sq ft of accommodation, a newly installed kitchen, two generous reception spaces and a convenient position close to Chorley town centre.

Property Overview. Set within an established residential area, this attractive brick-built end terrace offers a practical layout ideal for first-time buyers, downsizers, investors or those seeking a home within easy reach of Chorley's shops, services and transport links.

The property has benefited from several important recent improvements, including a new kitchen installed in December 2025, a recent damp proof course, recent rewire, newly fitted carpets, hard flooring to the ground floor and repainting to the ground floor. These upgrades give the home a strong foundation for buyers wanting a property they can move into and continue to personalise over time.

Ground Floor Accommodation. The accommodation begins with an entrance porch leading into a spacious front lounge, measuring approximately 16'9 x 12'4. This is a bright and comfortable living space with a feature fireplace, front-facing window and good proportions for everyday seating.

Double doors open through to the dining room, also measuring approximately 16'9 x 11'2, creating a flexible second reception space that works well for dining, family use, working from home or additional relaxation space. The staircase rises from this area, making the ground floor feel open and practical.

To the rear is the newly installed kitchen, measuring approximately 10'8 x 8'6, fitted with sage green cabinetry, white work surfaces, tiled splashbacks, integrated oven, hob and extractor, and space for freestanding appliances. The kitchen also provides access out towards the rear courtyard.

First Floor Accommodation. The first floor provides two bedrooms and a bathroom. Bedroom one measures approximately 11'10 x 9'4, while bedroom two is a particularly generous room at approximately 13'11 x 9'8, giving buyers excellent flexibility for a main bedroom, guest room, children's bedroom or home office.



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The bathroom is fitted with a bath and shower over, WC and wash basin, with tiled walls and practical flooring.

Outside. Externally, the property enjoys a low-maintenance rear courtyard garden, enclosed by brick boundaries and offering space for seating, pots and outdoor storage. The end-terrace position also gives the property a useful side aspect and a strong street presence.

Location & Lifestyle. Westwell Road is well placed for Chorley town centre, with Market Walk offering over 30 shops along with hospitality and entertainment venues, while Chorley's covered market operates four days a week and the Tuesday market brings stalls to several central streets. Chorley railway station is located on Chapel Street and provides rail links across the wider North West, including services towards Preston, Bolton and Manchester. Local healthcare options include The Chorley Surgery on Gillibrand Street and Dr Dawoud's Surgery at Clayton-le-Woods, while pet owners have several nearby veterinary options including Chorley Vets on Market Street, Pinewood Vets on Crown Street and Medivet 24 Hour Chorley.

Viewing Summary. With two spacious reception rooms, two well-sized bedrooms, a newly installed kitchen and a series of valuable recent improvements, this Westwell Road home offers an appealing blend of character, convenience and future potential. Early viewing is recommended.

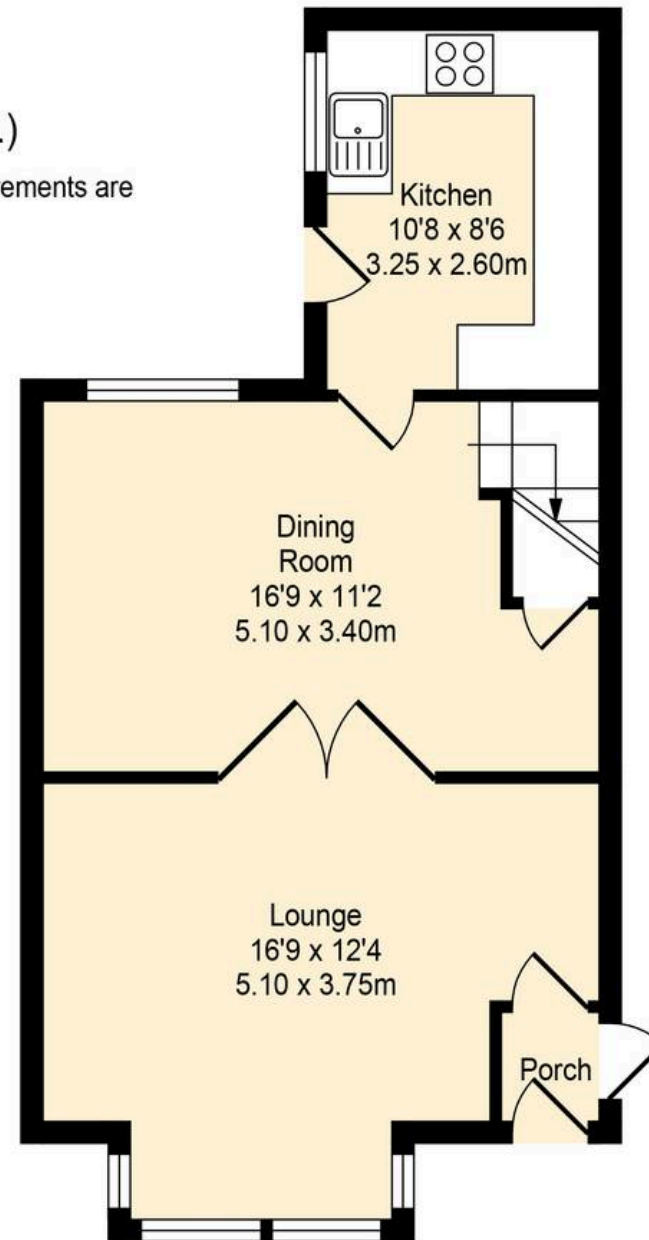
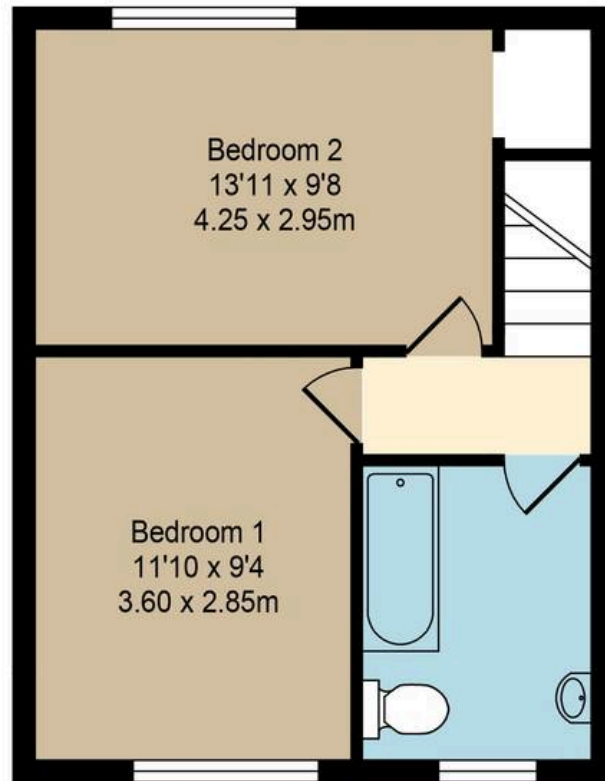


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Total Approx. Floor Area 845 Sq.ft. (78.49 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Approx. Floor
Area 368 Sq.Ft
(34.17 Sq.M.)



Approx. Floor
Area 477 Sq.Ft
(44.32 Sq.M.)