



**Corporation Street, Chorley**

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to the market this conveniently located two-bedroom mid-terrace property. Situated on the outskirts of Chorley Town Centre and within commuting distance of all major northwest towns and cities via local motorways (M6 & M61), this would be the ideal home for a first-time buyer looking to get their foot onto the property ladder. Benefiting from excellent schools and local amenities on your doorstep, viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises a welcoming entrance porch leading through to the spacious lounge. Set in an open-plan layout with the dining room, the lounge features a feature fireplace and a front-facing window, while the dining area overlooks the rear and offers ample space for a family dining table. The stairs to the upper level are located here. The kitchen, situated at the rear, benefits from ample worktop space with an integrated oven and hob, along with additional space for freestanding appliances. Access to the garden can be found here via a single door.

Moving upstairs, you will find two good-sized bedrooms, with the master benefiting from wall-to-wall integrated sliding wardrobes. The three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property offers plenty of on-road parking. To the rear of the property is a secluded yard comprising paved and artificial lawned areas. There is a small outbuilding for storage and gated access to the rear ginnel. It is also worth noting that there is a car park nearby that can also be used for off-street parking.









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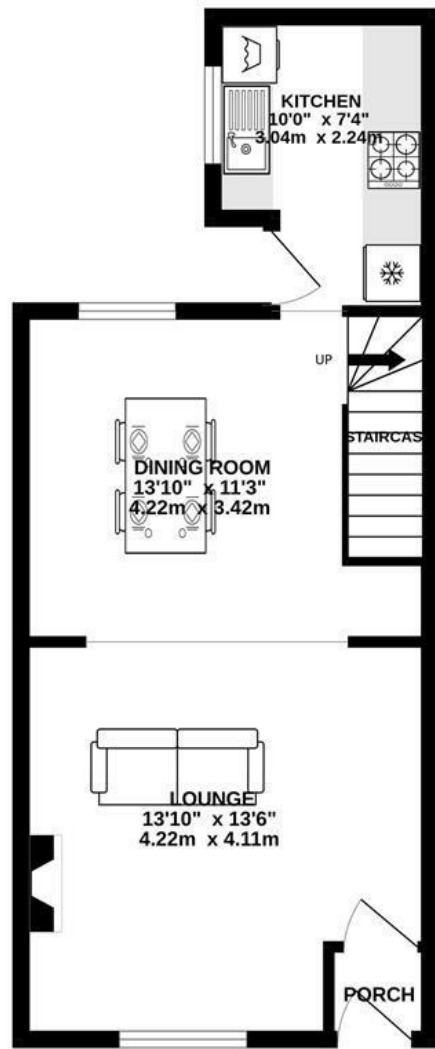


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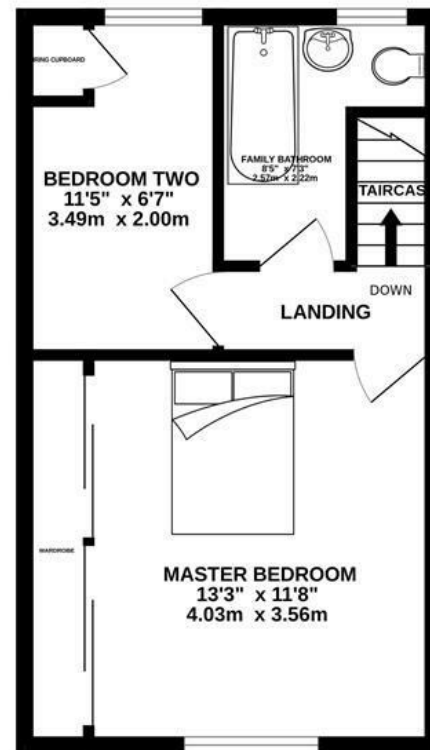


# BEN ROSE

GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



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

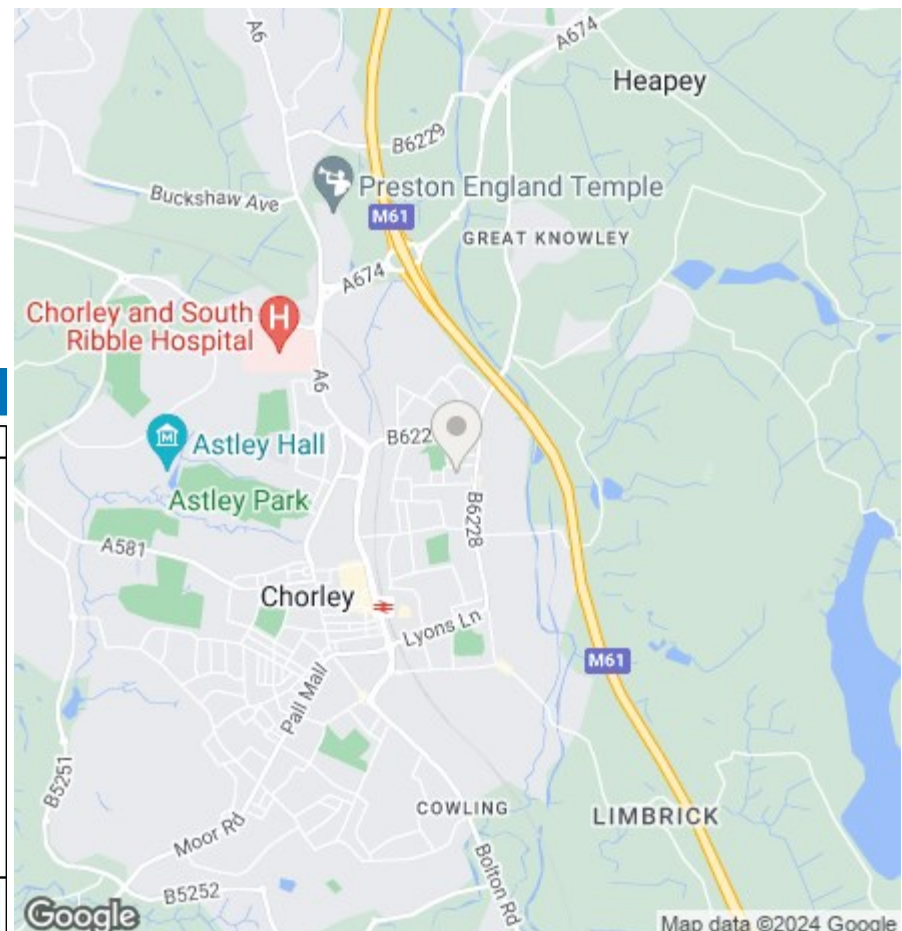


TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	