



Limbrick Road, Chorley

Offers Over £104,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terrace property, situated just outside of Chorley town centre. This home offers an ideal opportunity for first-time buyers in the area, boasting easy access to the bustling town centre and a plethora of convenient amenities, including supermarkets, restaurants, and shops, all within arm's reach. Additionally, residents will appreciate the proximity to Chorley train station, providing direct routes to Preston and Manchester, as well as the convenience of the nearby M6, M61, and M65 motorways.

As you step into the home, you are welcomed by the inviting entrance hall, leading you seamlessly into the spacious front lounge adorned with a charming feature fireplace, perfect for cozy evenings. Continuing through, you'll find the dining room, boasting ample space for a large family dining table and another feature fireplace. This room also offers convenient under stair storage and provides access to the kitchen, where you'll discover the opportunity to add your own personal touch and easy access to the yard.

Venturing to the first floor, the landing leads you to two generously sized double bedrooms, providing comfortable accommodation for residents. Bedroom two features a fitted wardrobe, offering practical storage solutions. Completing this level is the three-piece family bathroom, ensuring convenience for everyday living.

Externally, the property offers on-road parking to the front, providing ease of access for residents and guests alike. To the rear, a convenient yard awaits, offering access to the street located behind the home, adding to the property's practicality.

In summary, this charming terrace property offers a wonderful opportunity to embrace comfortable living in a convenient location, making it a must-see for those seeking their ideal home in Chorley.







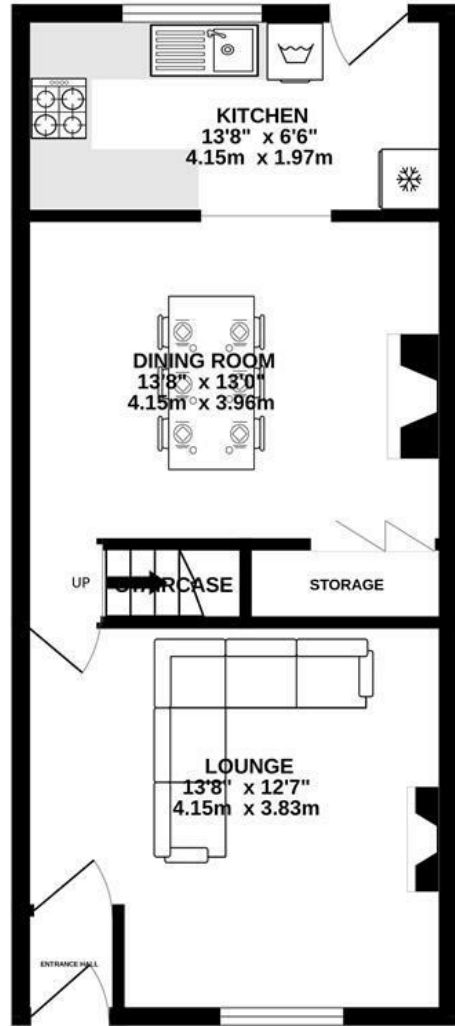




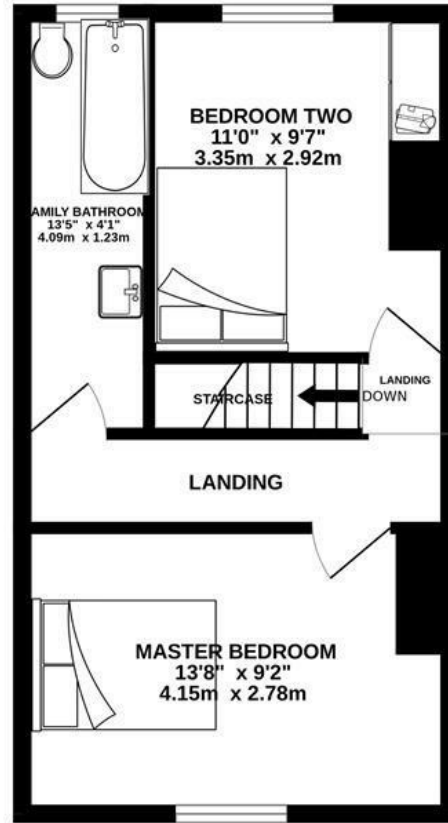


BEN ROSE

GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (70.9 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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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		87
(81-91) B		
(69-80) C	73	
(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 (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	