



Corporation Street, Chorley

Offers Over £114,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property situated just outside of Chorley town centre. This delightful home offers a perfect opportunity for first-time buyers, boasting easy access to local amenities including supermarkets, cafes, and schools. Moreover, its location provides excellent travel links, with Chorley train station offering direct routes to Preston and Manchester, and major motorways such as the M61 and M6 conveniently nearby.

As you step into the property, you are greeted by an inviting entrance hall leading seamlessly into the hallway. The ground floor features a spacious lounge, adorned with a fireplace as its centerpiece, creating a cozy ambiance perfect for relaxing evenings. This room seamlessly flows into the dining room, positioned towards the front of the home, ideal for entertaining guests or enjoying family meals. The kitchen, offering ample space for freestanding appliances, provides convenient through access to the yard, adding practicality to the layout.

Ascending to the first floor, you'll find two well-appointed bedrooms, each offering a comfortable space. Completing the first floor is a three-piece family bathroom, providing convenience for everyday living.

Externally, the property offers parking space, with room for on-road parking at the front, supplemented by additional parking located behind the property. The rear garden boasts a convenient yard area, perfect for outdoor seating or dining, with access provided to the parking situated behind the home.

In summary, this charming property offers a comfortable and convenient lifestyle, with its well-presented interior, convenient location, and ample outdoor space making it an ideal choice for discerning buyers seeking a welcoming home in a desirable area.





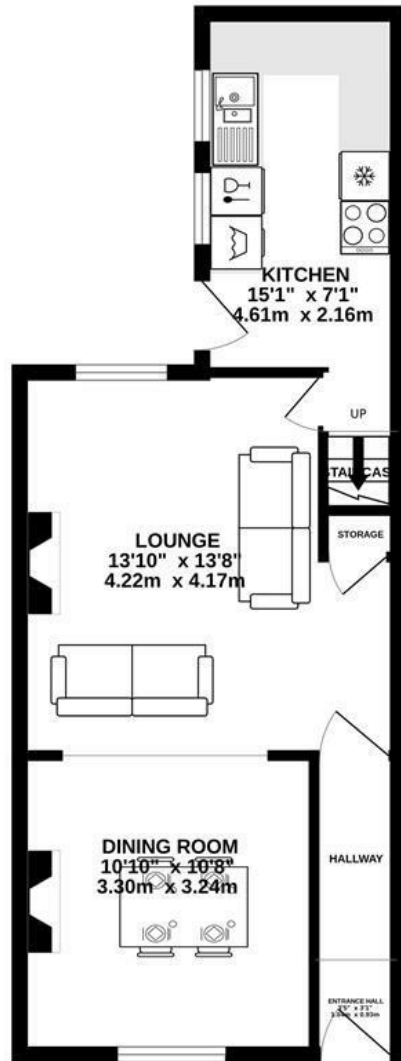




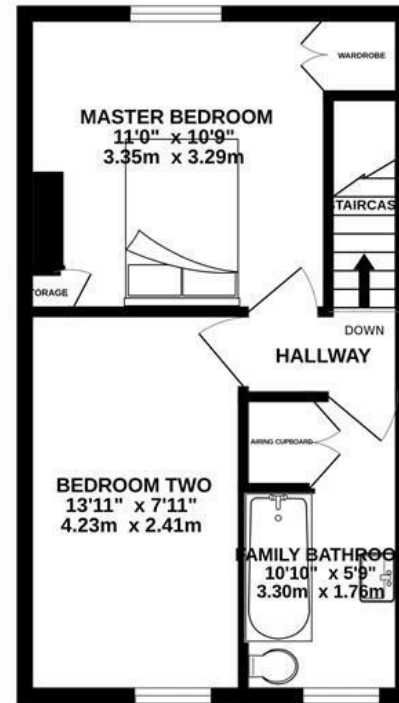




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 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		
(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 (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	