



Buchanan Street, Chorley

£725

FULLY BOOKED

Ben Rose Estate Agents are pleased to present to the market two bedroom, mid terraced property located in a much sought after residential area of Chorley. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country and benefiting from superb local schools and local amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

The property comprises of a welcoming entrance porch that then leads into the spacious lounge with a beautiful feature fireplace and brand new fixtures and fittings. This then gives access through to the kitchen/diner, where you'll find a fully fitted kitchen with complimentary work surfaces and the option for freestanding appliances. The diner also has enough room for a large family dining table, with access out to the rear.

Moving up the staircase to the first floor, you will find the two bedrooms. The master is located to the front of the property and features integral storage with an ample amount of space throughout. Also on the first floor is the three piece family bathroom with an over the bath shower.

Externally, to the front of the property is room for on road parking, whilst to the rear is a private enclosed yard that has been well maintained throughout and has been partially laid with wooden decking. There is also convenient shed or storage space.

The room dimensions of all our properties can be found on the floor plan.



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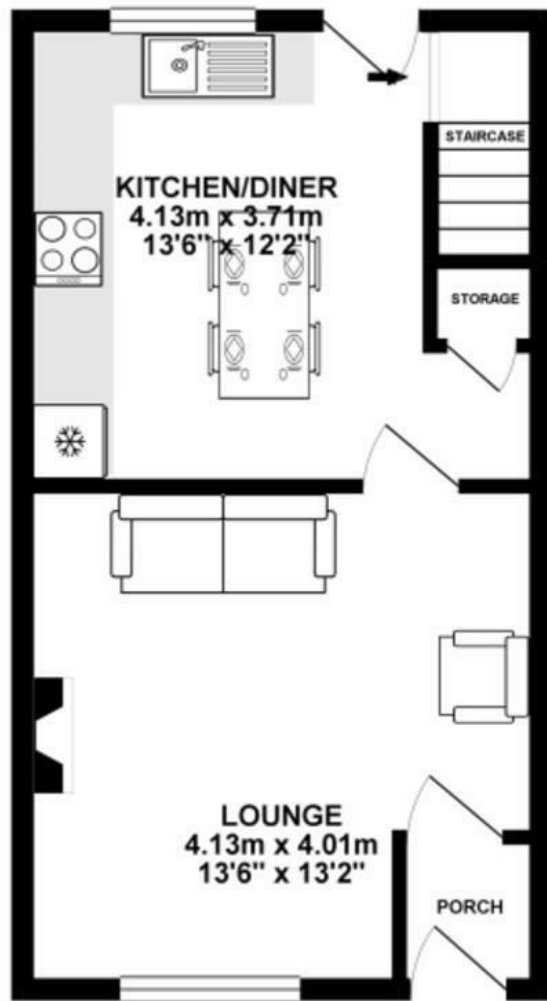
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GROUND FLOOR 31.85 sq. m.
(342.85 sq. ft.)



1ST FLOOR 31.85 sq. m.
(342.85 sq. ft.)



TOTAL FLOOR AREA : 63.70 sq. m. (685.71 sq. ft.) 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	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
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