



## Lupton Street, Chorley

**Offers Over £89,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom, end terrace property located in Chorley town centre. The home, offered with NO ONWARDS CHAIN, presents an exciting opportunity for renovation, making it ideal for a local investor or someone keen on a project. Positioned within walking distance of the town centre, residents will find convenient access to local supermarkets, cafes, and schools. Excellent travel links are also available via local bus routes, Chorley train station, and the nearby M61 and M6 motorways.

Upon entering, you are greeted by an entrance hall leading into the main hallway. To the front of the home, you'll find the family bathroom, while further down the hall, the lounge awaits with a staircase leading both to the first floor and to the garden at the rear. The kitchen completes the ground floor layout, offering potential for customisation and modernisation.

Ascending to the first floor, you'll find two double bedrooms. The master bedroom benefits from a two-piece en-suite and convenient fold-down ladder access to the loft room above, providing additional flexible space to suit various needs.

Moving to the exterior, the property features a driveway to the front with space for one car, leading up to the integrated garage. To the rear is a secluded yard, offering the potential for further customisation.

In need of renovation but boasting great potential, this property offers an exciting opportunity to create a personalized and charming home in a convenient and sought-after location.



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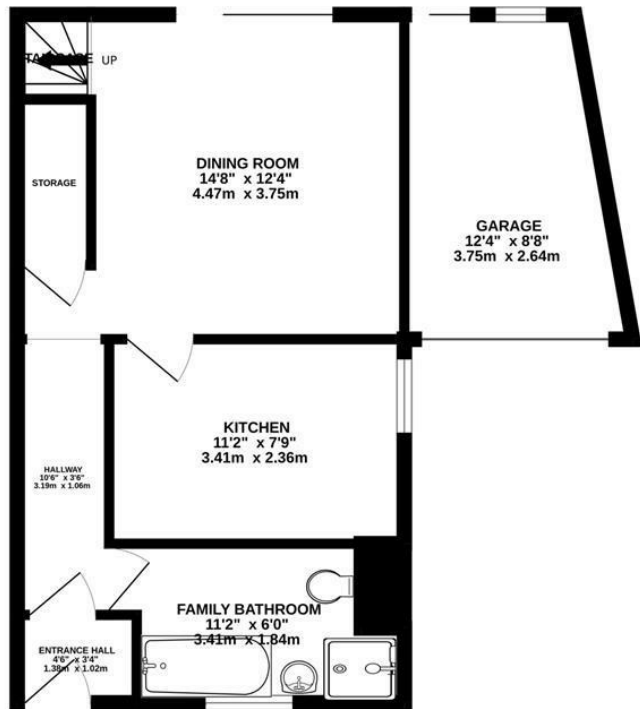




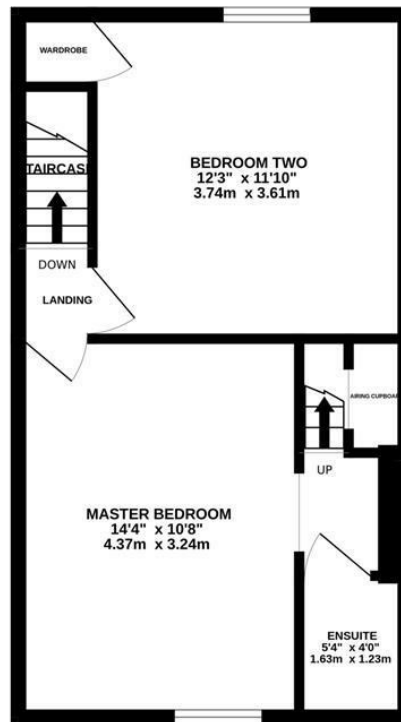


# BEN ROSE

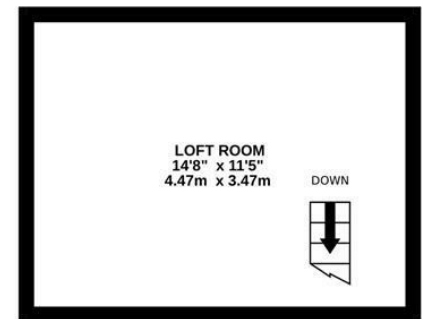
GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR  
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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>			
(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 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>			
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