



Ashby Street, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this two bedroom, mid-terrace property near to Chorley town centre. This would be an ideal home for a first time buyer looking to get onto the property ladder. The property is situated within walking distance of Chorley town centre and its superb local schools, supermarkets and amenities, with fantastic travel links via the nearby train station and the M6 and M61 motorways. In addition to being located next to the Chorley Sporting Club.

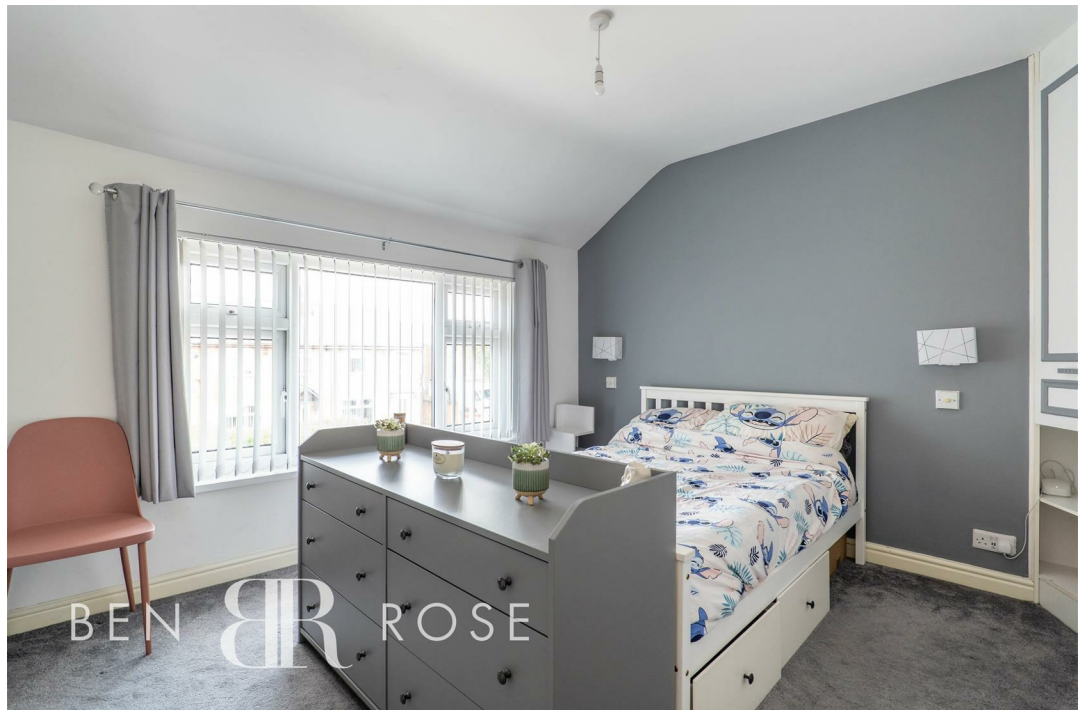
Internally, the property briefly comprises of the welcoming entrance hall that leads straight into the spacious front lounge. The lounge features ample space and through access to the kitchen/diner. The kitchen/diner features space for freestanding appliances to be fitted, as well as access to the rear garden. There is also access to the under-stair storage from here.

Moving upstairs, you'll find two good sized bedrooms - both of which benefit from fitted storage and/or wardrobes. You'll also find the modern three piece family bathroom that features an over the bath shower.

Externally, to the front of the property is a driveway with space for up to two cars. To the rear is a generously sized yard, ideal for easy maintenance and entertaining. There is also access via the wooden gate to the ginnel that is located to the left-hand side of the property.





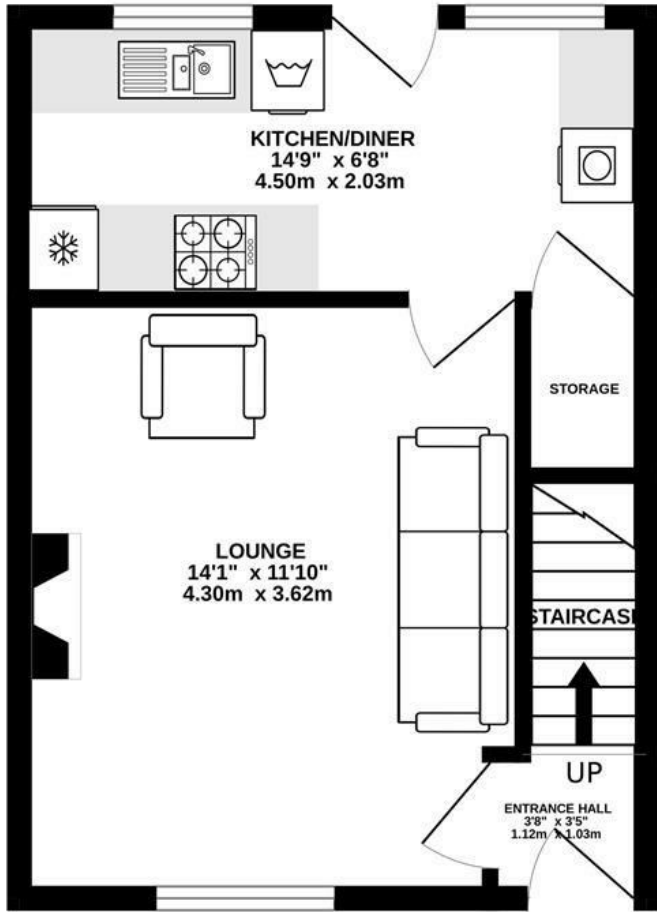




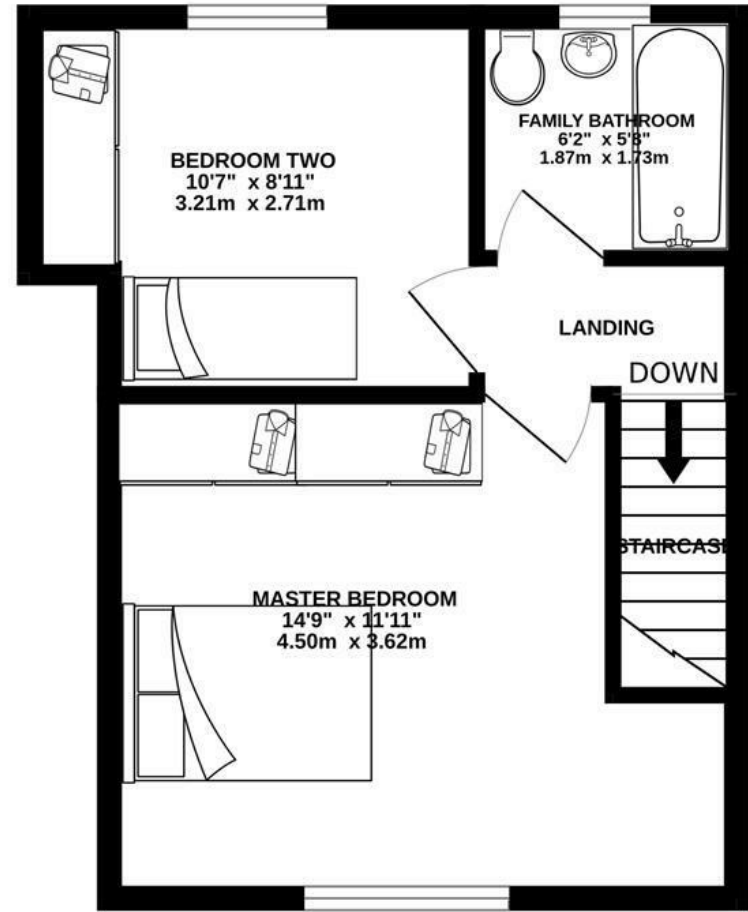




GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.

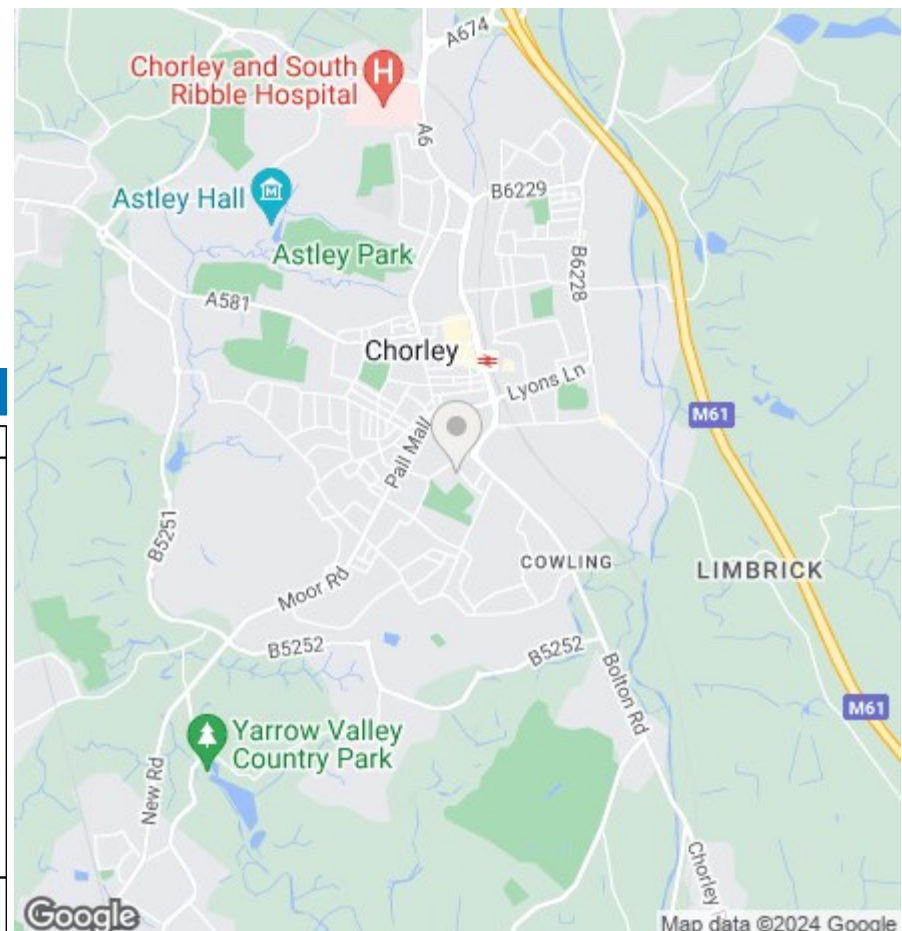


TOTAL FLOOR AREA : 622 sq.ft. (57.7 sq.m.) approx.

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	86

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	