



Bannerman Terrace, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace property located in the heart of Chorley. With no onward chain, this home is perfect for first-time buyers eager to step onto the property ladder. Its close proximity to Chorley town centre ensures easy access to excellent local schools, shops, and amenities, along with convenient travel links via the nearby train station and the M6 and M61 motorways.

Internally, the property features a welcoming entrance hallway leading to the staircase to the upper level and providing access to the lounge. The spacious lounge boasts a large front-facing window and leads through to the kitchen at the rear. The kitchen is equipped with an integrated oven and hob, along with ample space for freestanding appliances. Understairs storage and access to the garden are also available via a single door.

Moving upstairs, you will find three good sized bedrooms with the master and third bedroom benefiting from integrated storage. A three-piece shower room completes this level.

Externally, the property offers an enclosed paved garden at the front, with a pathway leading to the front door and ample on-road parking. To the rear, a generously sized garden features a laid lawn and paved patio area. There is also rear access to the communal ginnel.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.





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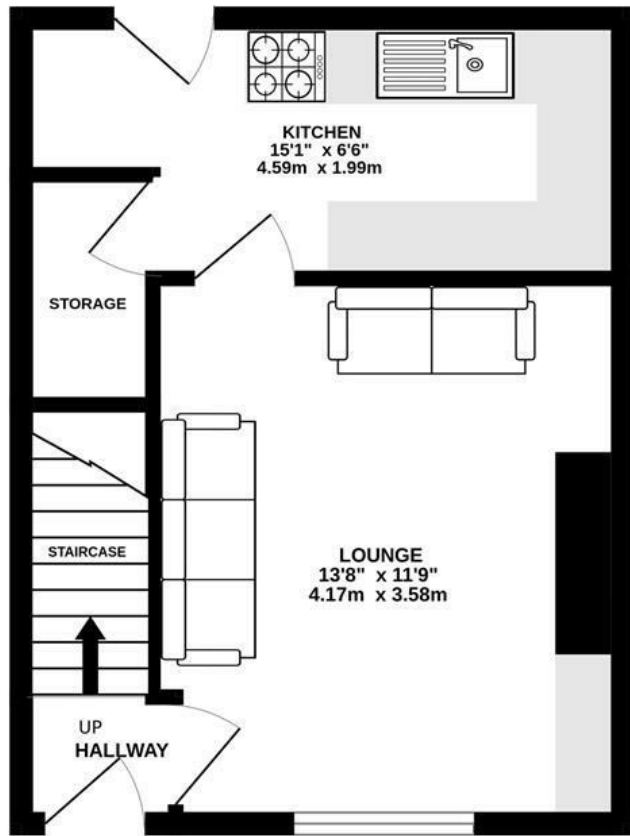
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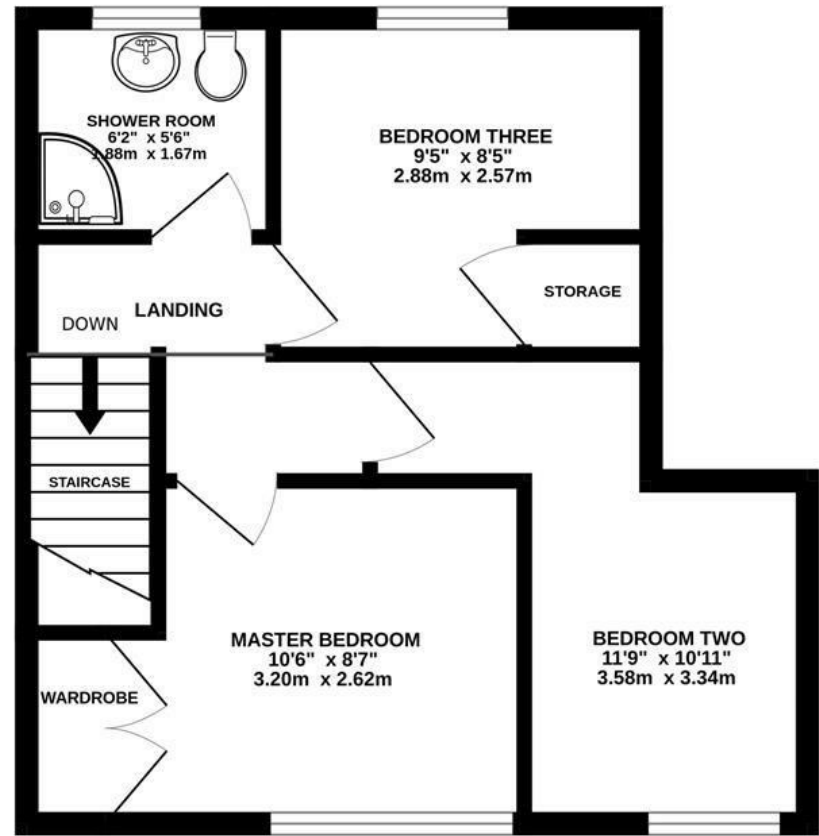
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GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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		69	
(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 (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	

