



Garfield Terrace, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, ideally located within walking distance of Chorley town center. This would be the perfect home for a first time buyer looking to get onto the property ladder. A short walk to Chorley train station the property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from good local schools, nurseries and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property features a welcoming entrance porch leading into the spacious lounge. The lounge boasts a bay-fronted window and a feature fireplace. Through the double doors, you'll find the generously sized kitchen/diner, complete with an integrated oven and hob, along with space for freestanding appliances. There is ample room for a family dining table, and a single door provides access to the rear garden.

Moving upstairs, you'll discover three well-proportioned bedrooms and a modern three-piece family bathroom with an over-the-bath shower.

Externally, there is ample room for on-road parking, while the rear boasts a good-sized, paved courtyard garden, perfect for outdoor enjoyment.





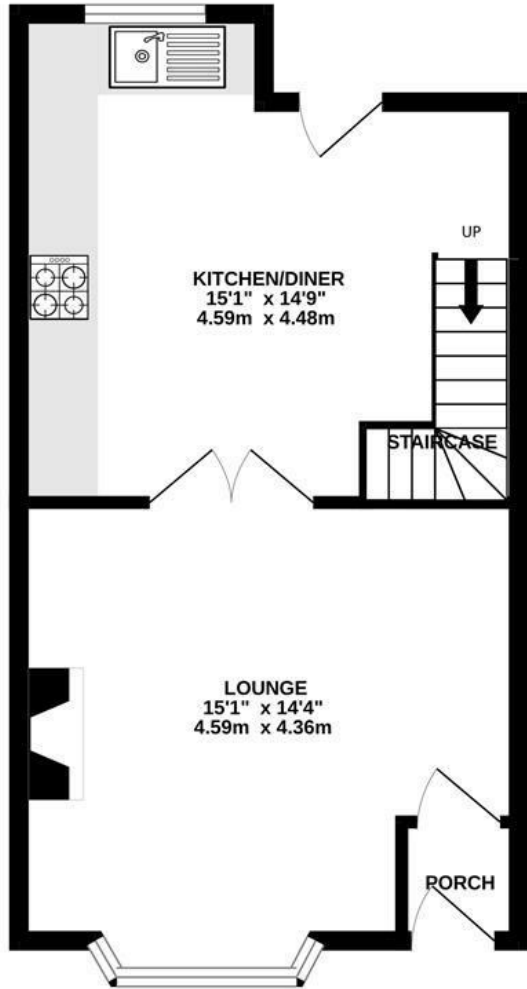




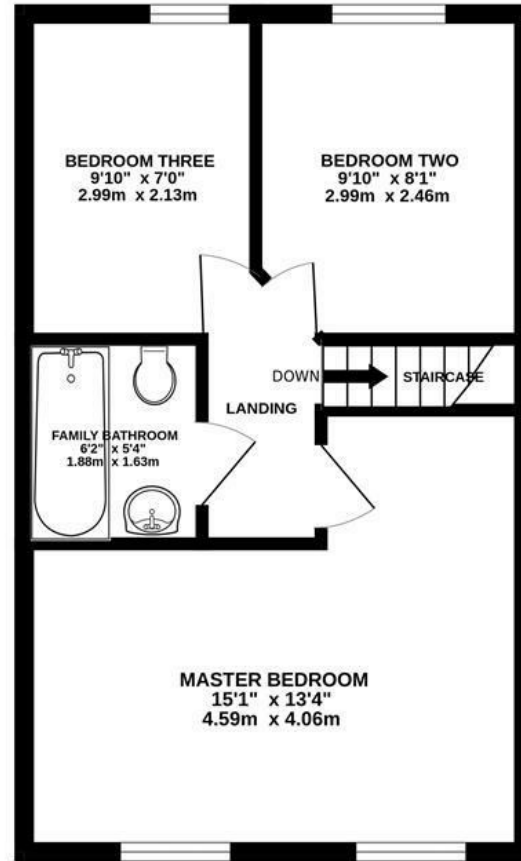




GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 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		89
(81-91) B		
(69-80) C	73	
(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	