



Eaves Lane, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this deceptively large three-bedroom, mid-terrace property. Ideal for first-time buyers or a small family, this charming home is perfectly situated just a short walk from Chorley town centre. The property is surrounded by excellent local schools, shops, and amenities, with fantastic travel links provided by Chorley train station and the nearby M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

As you step through the entrance porch, you are greeted by a welcoming hall that provides access to the stairs and the main reception rooms. To the front of the home lies the spacious lounge, featuring a large bay window that floods the room with natural light and a cozy log-burning fire. French doors lead you seamlessly into the generous dining room, which comfortably accommodates a dining table and furnishings, perfect for family meals and entertaining guests. Here, you'll also find access to under-stair storage and the well-appointed kitchen. The kitchen boasts an abundance of wall and base units, along with both integral and freestanding appliances, and it opens out to the rear yard, where a good-sized outbuilding provides ideal storage space.

Moving upstairs, you will find three spacious double bedrooms with the second bedroom including built-in storage space. The family bathroom is well-equipped with a three-piece suite, including an over-the-bath shower, making it a practical and functional space for everyday use.

Externally, the property offers on-road parking to the front. The rear yard is of a good size and flagged for low maintenance, providing a practical outdoor space for relaxation. Additionally, there is a substantial outbuilding for extra storage needs.

This project home presents a fantastic opportunity to create your dream living space. With its excellent location, ample space, and charming features, this property is a perfect canvas for first-time buyers or those looking to put their stamp on a new home.







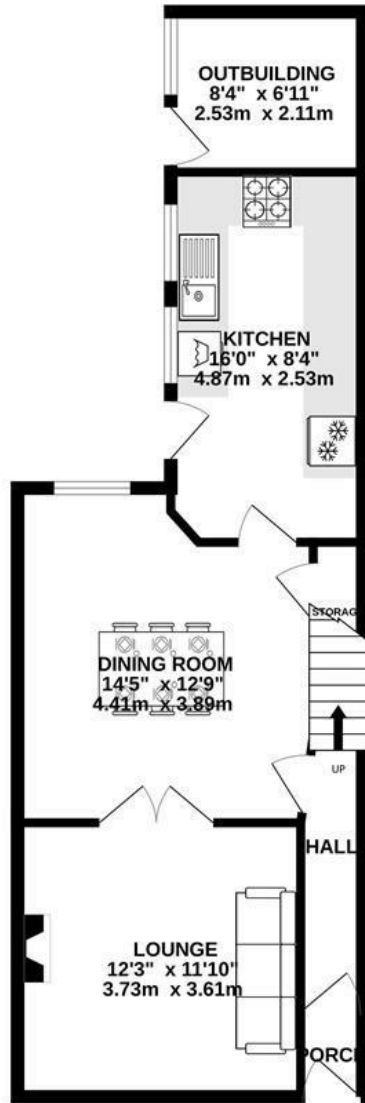






BEN ROSE

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
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	

