



Primrose Street, Chorley

Offers Over £79,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property in the heart of Chorley. This home would be an ideal purchase for a first-time buyer or a buy-to-let investor. Nestled in a quiet, family-friendly cul-de-sac, the property offers a peaceful yet convenient location. It is within walking distance of Chorley town centre, with its superb local schools, shops, and amenities. Excellent travel links are provided by the nearby train station, local bus routes, and easy access to the M6 and M61 motorways. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

As you step into the property, you are greeted by a generous lounge bathed in natural light from the south-facing window. The lounge leads seamlessly into the kitchen breakfast room, which offers ample space for freestanding appliances and an under-the-stair storage cupboard. From the kitchen, you have access to the yard and the staircase to the first floor.

Moving to the first floor, you will find two well-proportioned bedrooms. The master bedroom is particularly spacious, providing plenty of room for furniture and storage. The second bedroom is also a good size, suitable for children or guests and the three-piece family bathroom features a bath with an over-bath shower, catering to all your family's needs. While the property does require some cosmetic refurbishment, it presents a fantastic opportunity to create a home tailored to your tastes.

Externally, the property boasts a good-sized rear yard, perfect for outdoor relaxation or entertaining. At the front of the property, there is ample on-road parking available, ensuring convenience for you and your visitors.

In summary, this property offers a fantastic opportunity for those looking to put their own stamp on a home. With its prime location, spacious interior, and potential for refurbishment, it is sure to attract a lot of interest. Don't miss out on making this delightful house your new home.





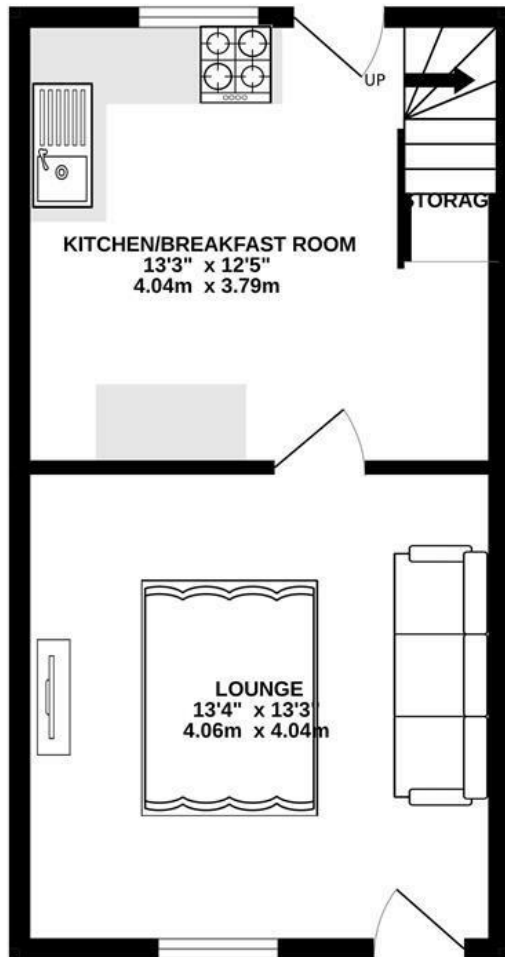




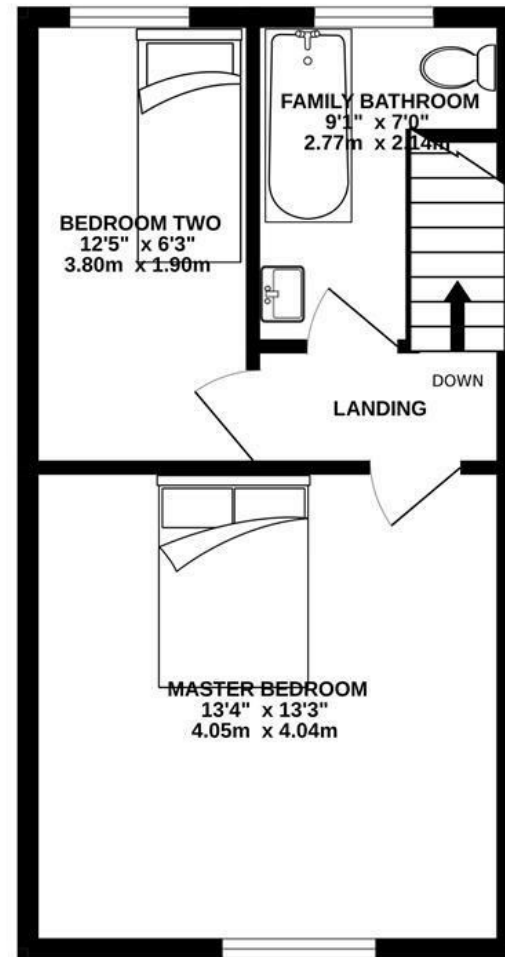




GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.

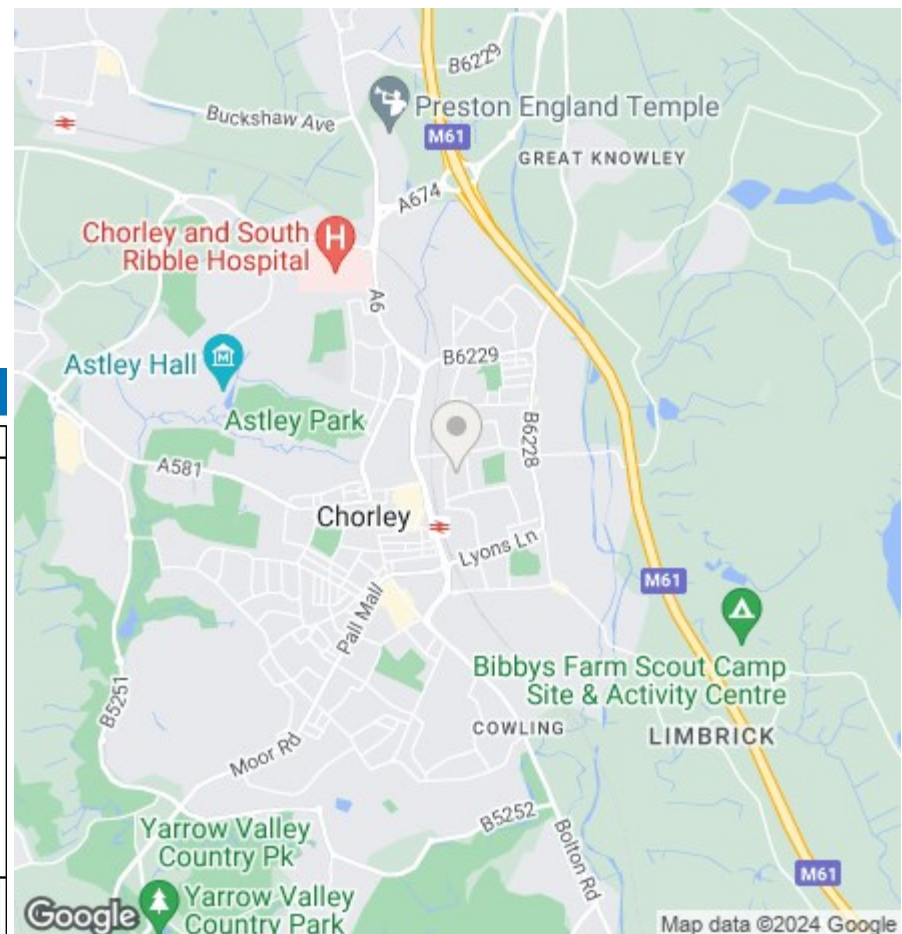


TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

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	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	