



Water Street, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this characterful, three-bedroom, end-terrace home situated in the heart of Chorley. Ideal for first-time buyers, this versatile property offers a perfect blend of modern living and convenience. Located within walking distance to local shops, supermarkets, and a cinema, the home is also near the scenic Astley Park. Excellent travel links are a significant advantage, with nearby motorways and the Chorley train station providing direct routes to Manchester and Preston.

Upon entering the home, you are greeted by a welcoming entrance hall leading into the main reception hall. The spacious front lounge features a charming bay window that allows natural light to flood the room, complemented by a cozy feature fireplace. Adjacent to the lounge, the dining room offers ample space for a large family dining table and could alternatively be used as an additional sitting room with direct access to the rear yard. The modern fitted kitchen boasts integrated appliances, including a dishwasher, oven, and hob, with space for additional freestanding appliances, making it both practical and stylish.

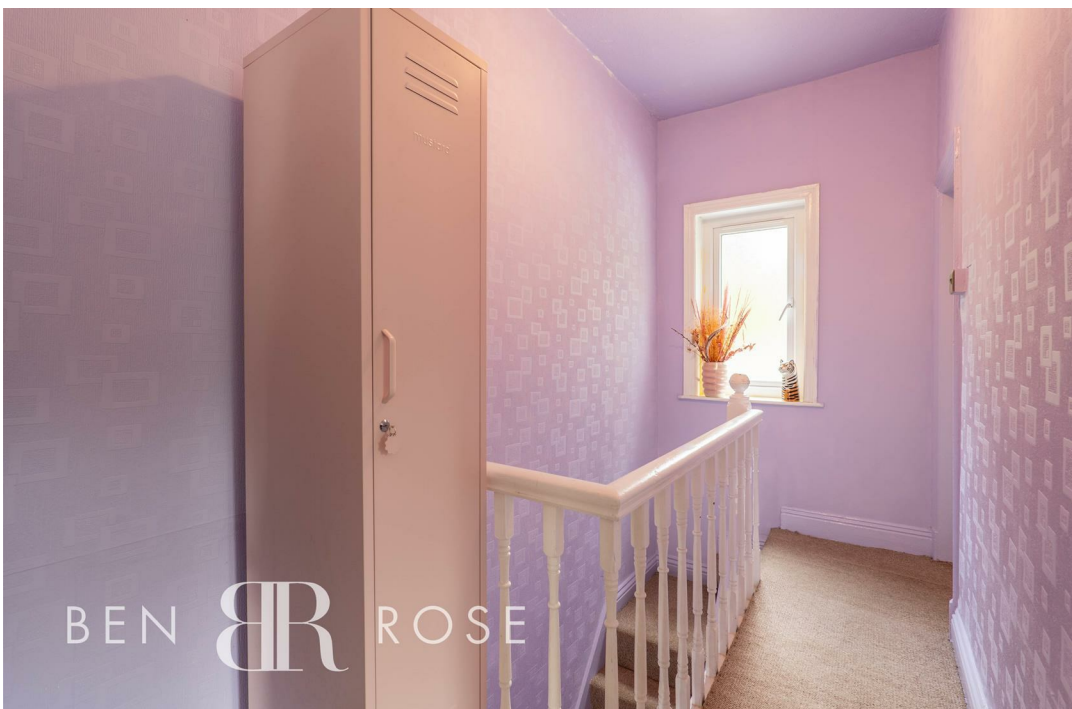
The first floor houses three well-proportioned bedrooms, each providing a comfortable and private retreat for family members. The family bathroom is tastefully designed with a three-piece suite and an over-the-bath shower, catering to the needs of a busy household.

Externally, the property offers convenient on-road parking at the front, with additional parking available to the side. The rear of the home features a generously sized yard with a side entrance, offering excellent privacy as it is not overlooked. This outdoor space provides a peaceful retreat for relaxation or entertaining. There has also been a new UPVC landing window and backdoor, and a new flat roof for the kitchen installed earlier this year.

In summary, this home is a perfect blend of modern amenities and traditional charm, offering an ideal living space in a prime location.





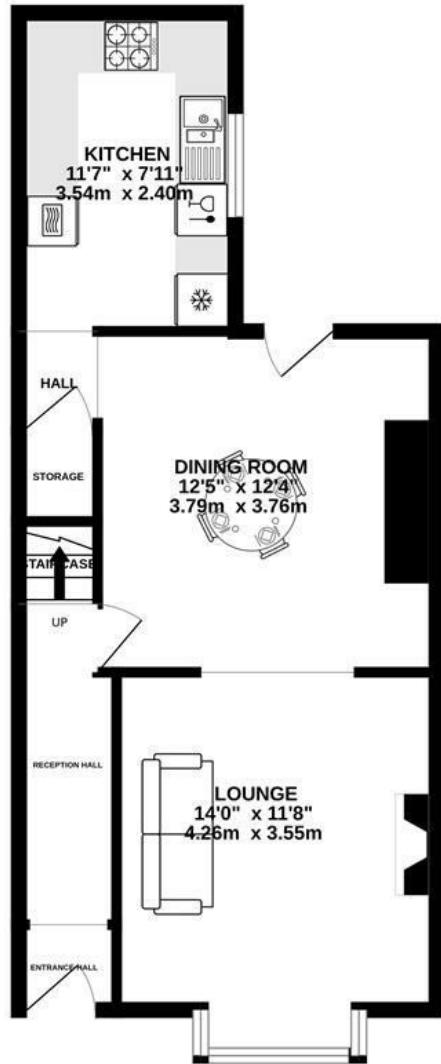




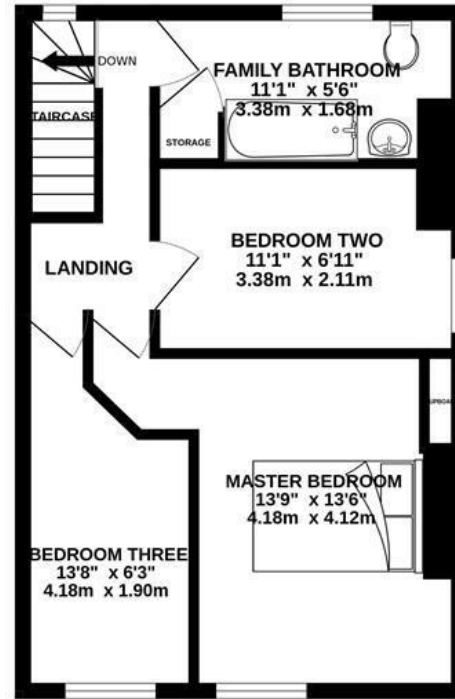




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

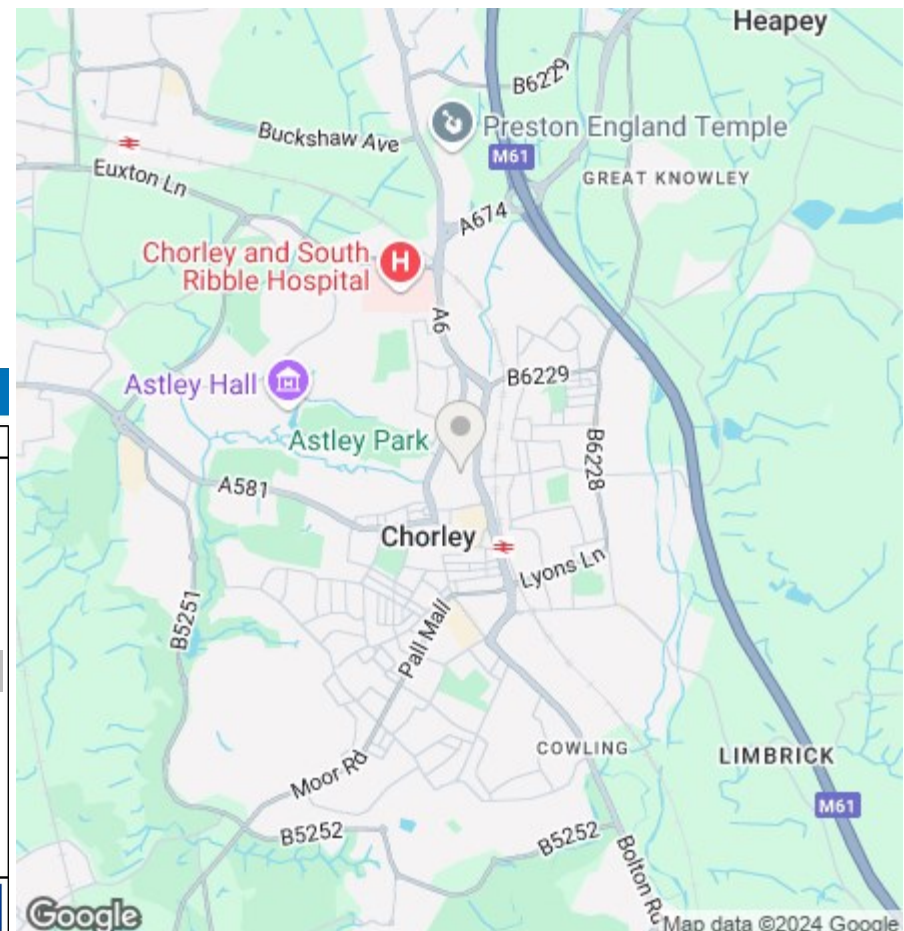


TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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		54
(39-54) E		
(21-38) F		
(1-20) G	19	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	