



Blackburn Street, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace property located in the heart of Chorley. Situated less than a five-minute drive from Chorley Town Centre, this delightful home benefits from an abundance of local amenities. Excellent travel links nearby, including local bus routes, Chorley train station, and the M6 and M61 motorways, ensure easy commutes and access to surrounding areas.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads to all the rooms on the ground floor. The spacious front lounge features a large front-facing window that floods the room with natural light, creating a warm and inviting atmosphere. The lounge seamlessly flows into the dining room, which boasts an integrated storage cupboard and additional under-stair storage. From the dining room, there is an opening into the well-appointed kitchen. The kitchen offers ample space for freestanding appliances and is equipped with a hob, oven, fridge/freezer, and washer/dryer. A door from the kitchen leads directly to the garden area, making outdoor dining and entertaining a breeze.

The first floor houses three well-proportioned bedrooms. The master bedroom and the second bedroom comfortably accommodate double beds and provide ample space for wardrobes. The master bedroom benefits from a large window, while the second bedroom includes built-in storage space and a window that ensures a bright and airy feel. The third bedroom is versatile and can serve as a guest room, nursery, or home office. Completing the first floor is the three-piece family bathroom, featuring a bath with an overhead shower, ideal for relaxing after a long day.

Externally, the property offers convenient on-road parking at the front and a gated path leading to the front door. Additional private parking is available behind the home, secured by locked gates and accessible from the garden. The sizeable rear garden can also be accessed from the front via the ginnel and features a patio area perfect for al fresco dining, as well as a lawn with space for a shed, providing ample room for outdoor activities and storage.

In summary, this well-presented property is perfect for families or professionals seeking a home with a blend of comfort, convenience, and excellent connectivity. Don't miss out on the opportunity to make this wonderful house your new home.





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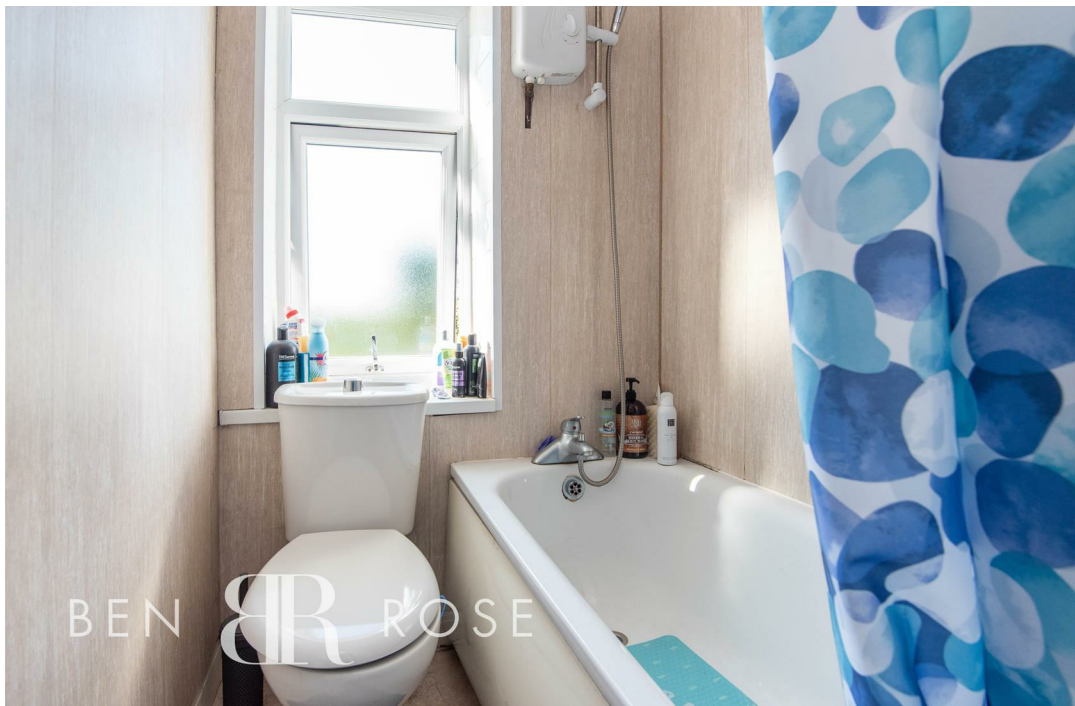


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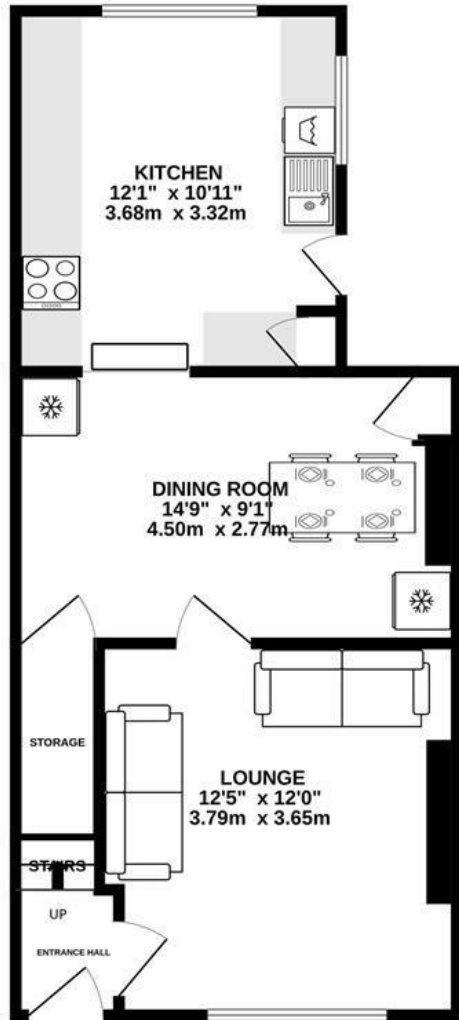




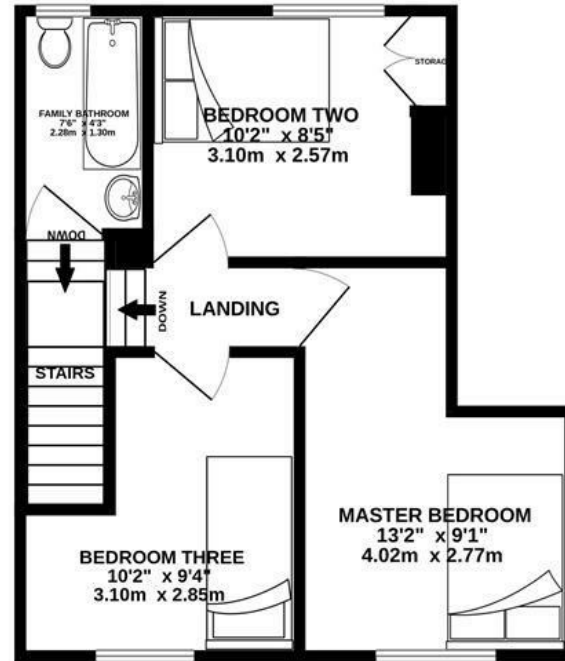


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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	81
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	

