



Trafalgar Street, Chorley

Offers Over £139,995

Ben Rose Estate Agents are delighted to present this three-bedroom mid-terrace property to the market, ideally located within walking distance of Chorley Town Centre. The property enjoys a central position, offering easy access to local amenities, pubs, restaurants, and excellent transport links, including a nearby train station. The M6 and M61 motorways are also within close reach, providing convenient commuting options to major towns and cities across the North West. Early viewing is highly recommended to avoid disappointment.

The property has been recently updated throughout, including a new kitchen, bathroom, and radiators. The boiler was installed in 2021 and is under warranty until 2031, providing added peace of mind.

As you enter the property through the porch, you'll find yourself in a spacious lounge with a front-facing window that fills the room with natural light. Continuing through, you'll enter the dining room, which offers ample space for a large family dining table and includes the staircase to the upper level, along with convenient understairs storage. From the dining room, you'll enter the newly fitted kitchen, which features sleek wall and base units, ample work surface space, and plenty of room for freestanding appliances. A single door leads from the kitchen to the rear yard.

Upstairs, there are three well-proportioned bedrooms, two of which can accommodate a double bed. The modern, four-piece family bathroom completes this level.

Externally, there is ample on-road parking at the front. At the rear, you'll find a good-sized L-shaped yard, perfect for adding garden furniture and enjoying outdoor space.

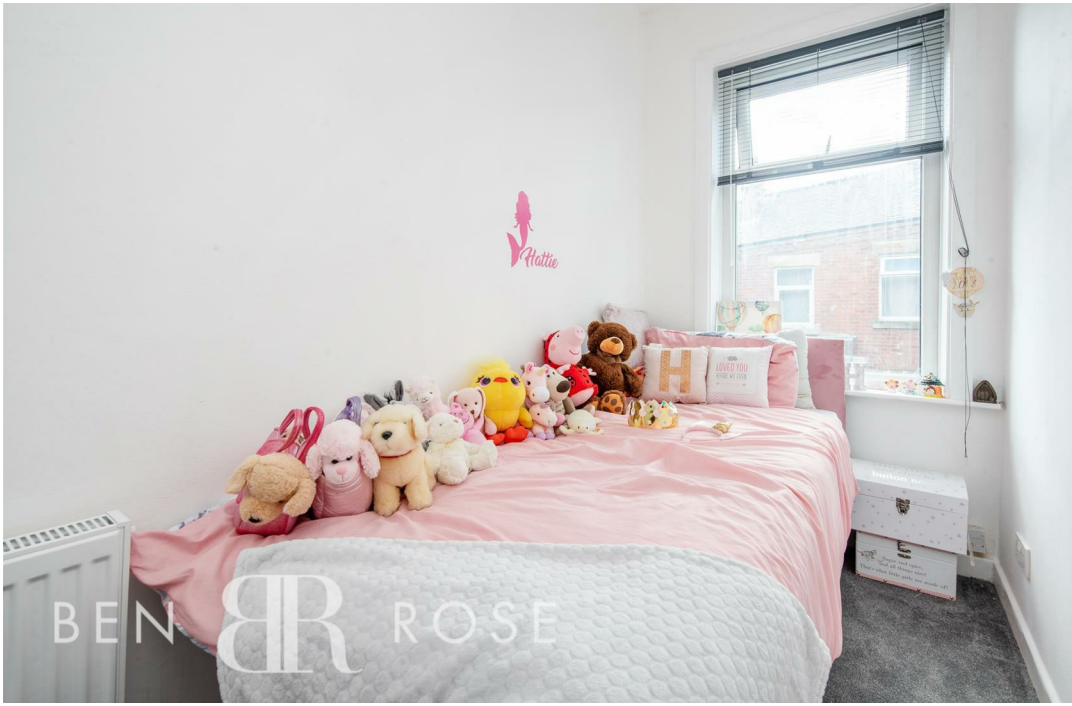






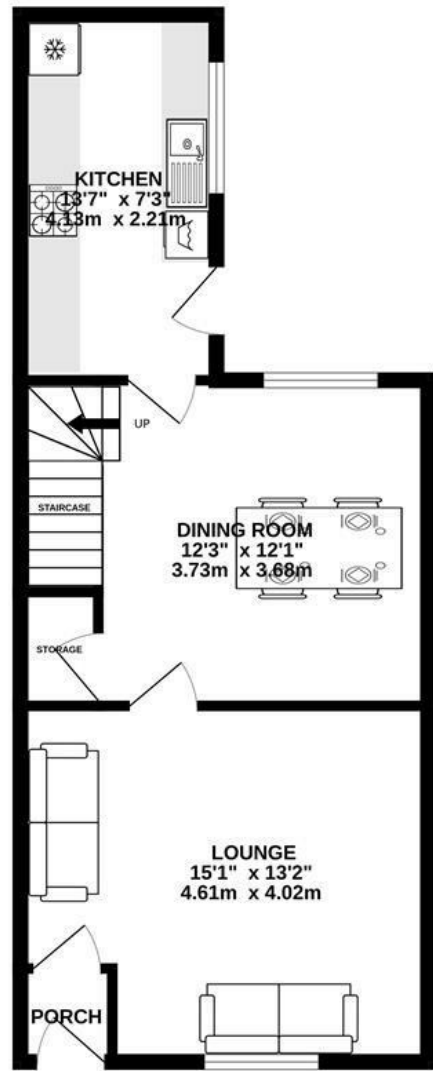




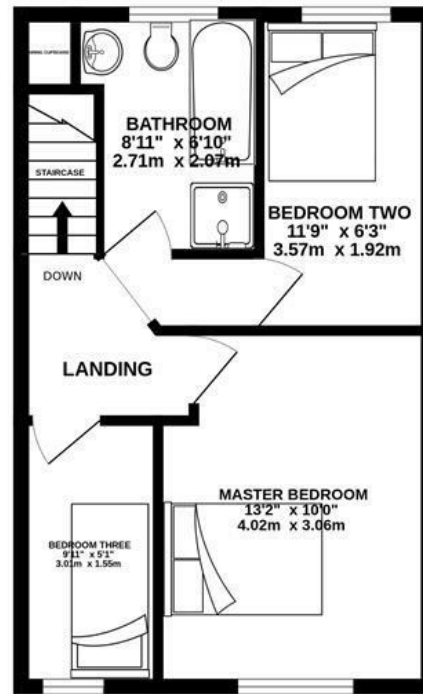


BEN ROSE

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
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	

