



Chorley Lane, Charnock Richard, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, mid-terrace home, nestled in the sought-after village of Charnock Richard. This deceptively spacious property would suit a small family or couple. Conveniently located just a short drive from Chorley Town Centre, the home enjoys close proximity to superb local schools, shops, and amenities. Excellent travel links via the nearby M6 and M61 make commuting a breeze. Early viewing is highly recommended to avoid any potential disappointment.

As you step into the property, you are welcomed by a porch that leads into the inviting lounge. This well-proportioned room is bathed in natural light from the south-facing front window, and enjoys the charm of a log-burning fire. The lounge also provides through access to the stairs where you can also find an integral storage cupboard.

Moving through, you'll enter the heart of the home—the kitchen/dining room. This space is well-appointed with ample wall and base units, a convenient breakfast bar for two, and plenty of room for freestanding appliances. Adjacent to the kitchen is a spacious area for a large dining table, ideal for entertaining. A conveniently located WC and patio doors leading out to the rear garden complete the ground floor, along with additional under-stair storage.

Ascending to the first floor, you'll find two generous double bedrooms. The master bedroom benefits from a large built-in storage cupboard and a three-piece shower room, providing a private retreat within the home. The second bedroom is equally impressive, featuring fitted wardrobes and a four-piece ensuite with a bath and a standalone shower, offering a touch of luxury. The loft space is boarded for plenty of storage, with an easy to operate loft ladder and light switch with fluorescent tube lighting, and if planning permission was granted then this could be made into a loft conversion, giving the property even more space.

Externally, the property boasts a large, primarily lawned rear garden that is not directly overlooked, providing a peaceful and private outdoor space. The garden is lined with tall hedges, offering additional seclusion. At the front of the property, on-road parking is available, and there is potential for furniture to be negotiated with the sale, adding further flexibility for the new owners. This delightful home is ready to welcome its new owners and offers a wonderful blend of comfort and convenience.





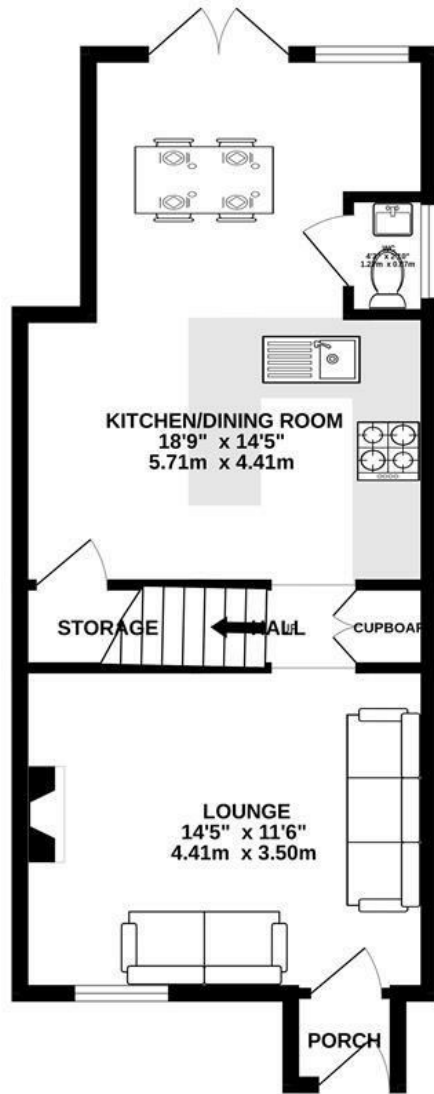




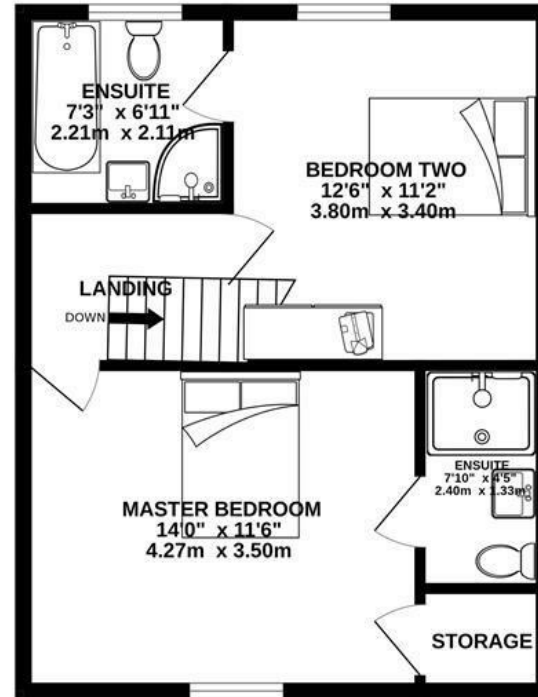




GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.

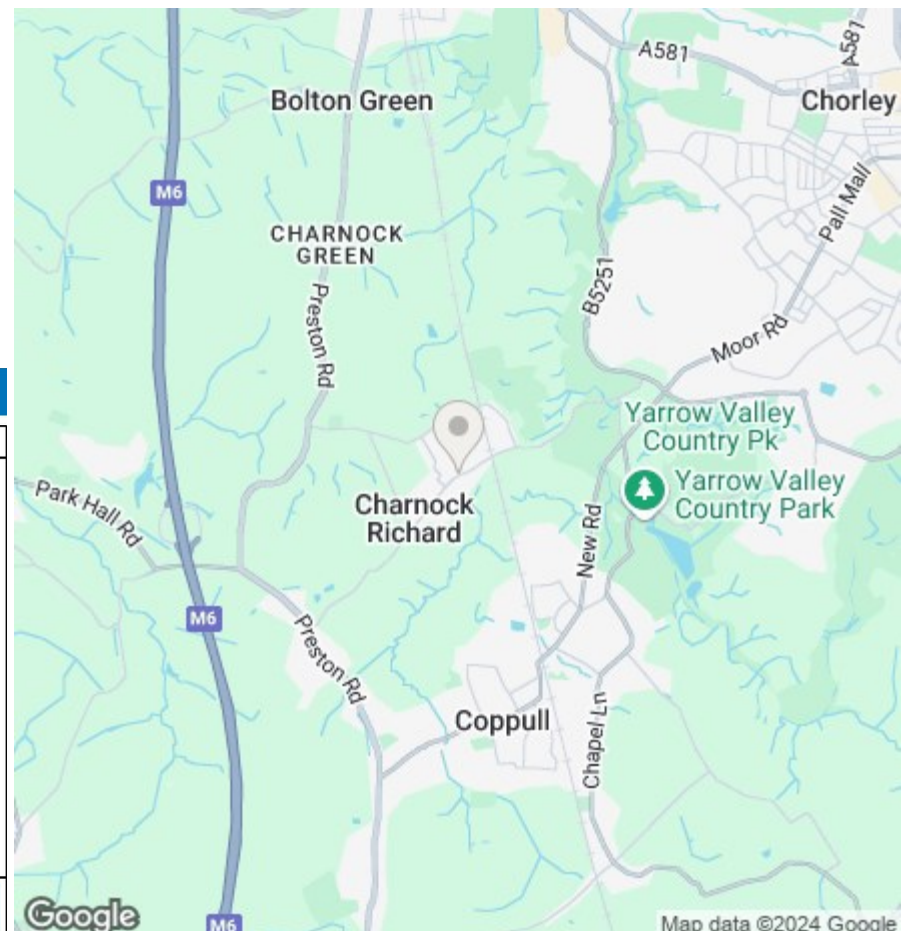


TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

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	69	
(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	