



Goulding Street, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this deceptively spacious and character-filled two-bedroom, end-terrace home, situated in a highly sought-after area of Chorley. This charming property is ideal for first-time buyers looking to get onto the property ladder and boasts a unique shape that adds to its appeal. Located within walking distance of Chorley town centre, it provides easy access to excellent local schools, supermarkets, and amenities. For commuters, the property benefits from superb travel links, with the nearby train station, bus routes, and convenient access to the M6 and M61 motorways. Early viewing is highly recommended to avoid any potential disappointment.

As you step into the home, you're greeted by a spacious porch that leads into the generously sized lounge. This inviting room is bathed in natural light the large bay window at the front and patio doors at the rear. The room features a charming layout with ample space for relaxing or entertaining, and includes the staircase with handy under-stair storage.

Moving through, the kitchen is of a good length, offering ample wall and base units, both integrated and freestanding appliances. The open-plan design flows seamlessly into the dining room, which is sufficient in size to fit a large family dining table and features skylights that flood the space with light. Access to the yard can also be found here. The ground floor is completed by a large utility room and a convenient WC towards the rear, adding to the home's practicality.

Upstairs, you'll find two spacious double bedrooms, both offering versatility and ample space for storage. Bedroom two is particularly functional, with integral storage that maximizes the room's layout. The family bathroom is fitted with a modern four-piece suite, including a standalone shower and bath, providing both style and comfort for the whole household.

Externally, the property offers on-road parking to the front, while the rear boasts a sizable, south-west facing yard. This private space is primarily flagged throughout and lined with tall brick walls, offering both security and a sense of seclusion. The yard is accessible via a gated side entrance, making it perfect for outdoor gatherings or enjoying the afternoon sun. This charming, character-filled home offers spacious rooms and versatile living spaces, making it a must-see property in Chorley.



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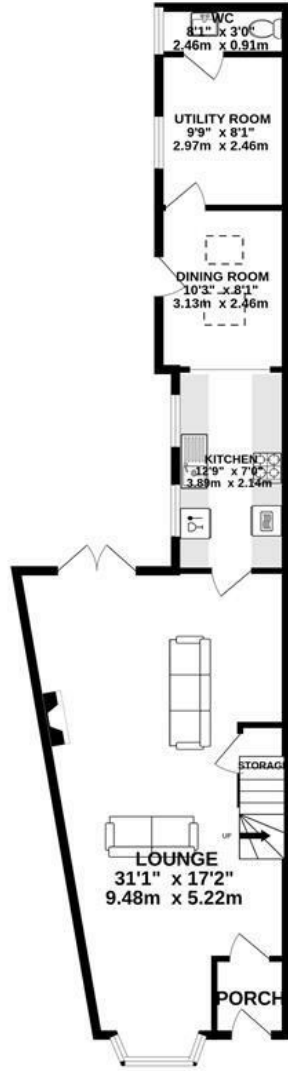






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GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

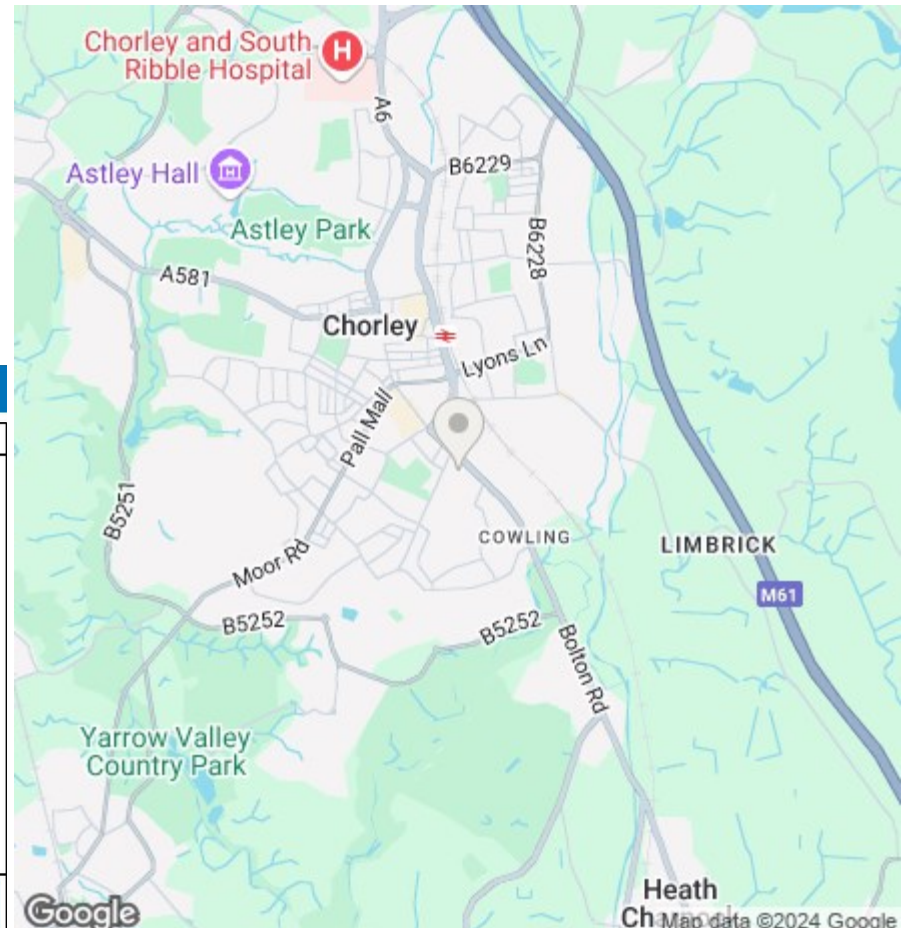


TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
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	