



**Lawson Street, Chorley**

**Offers Over £109,995**

Ben Rose Estate Agents are pleased to present to market this charming small family home, perfect for first-time buyers. This delightful property, nestled at the end of a quiet cul-de-sac in Chorley, boasts a blend of comfort and practical living. It's conveniently located just a 2-minute drive from Chorley town centre, offering easy access to local amenities, schools, churches, and a mosque. Excellent travel links are provided by the nearby train station, Chorley Bus terminal and the M6 and M61 motorways, ensuring effortless commuting and connectivity.

Upon entering the home, you're greeted by a welcoming entrance hall leading to a spacious and bright lounge adorned with a large bay window, filling the space with natural light. Further into the house, you'll find a versatile second lounge or dining room with useful under-stair storage. Adjacent to this is the well-equipped kitchen, featuring a fitted oven and hob, a large sink with a built-in draining board, and ample counter space.

The first floor offers two generously sized double bedrooms. The master bedroom, situated at the front of the house, comfortably accommodates a large wardrobe and dresser. Across the landing, the second bedroom overlooks the rear garden and includes a small laundry/storage cupboard; the room would also serve well as an office if needed. Completing this floor is the bathroom featuring a square shower, sink and toilet, providing essential amenities for the household.

Externally, the rear garden with its Astro-turf lawn and a small storage shed, offers a manageable outdoor space ideal for relaxation or play. The property has available street parking. This home seamlessly combines convenience and comfort, making it a perfect choice for small families and first-time buyers alike.

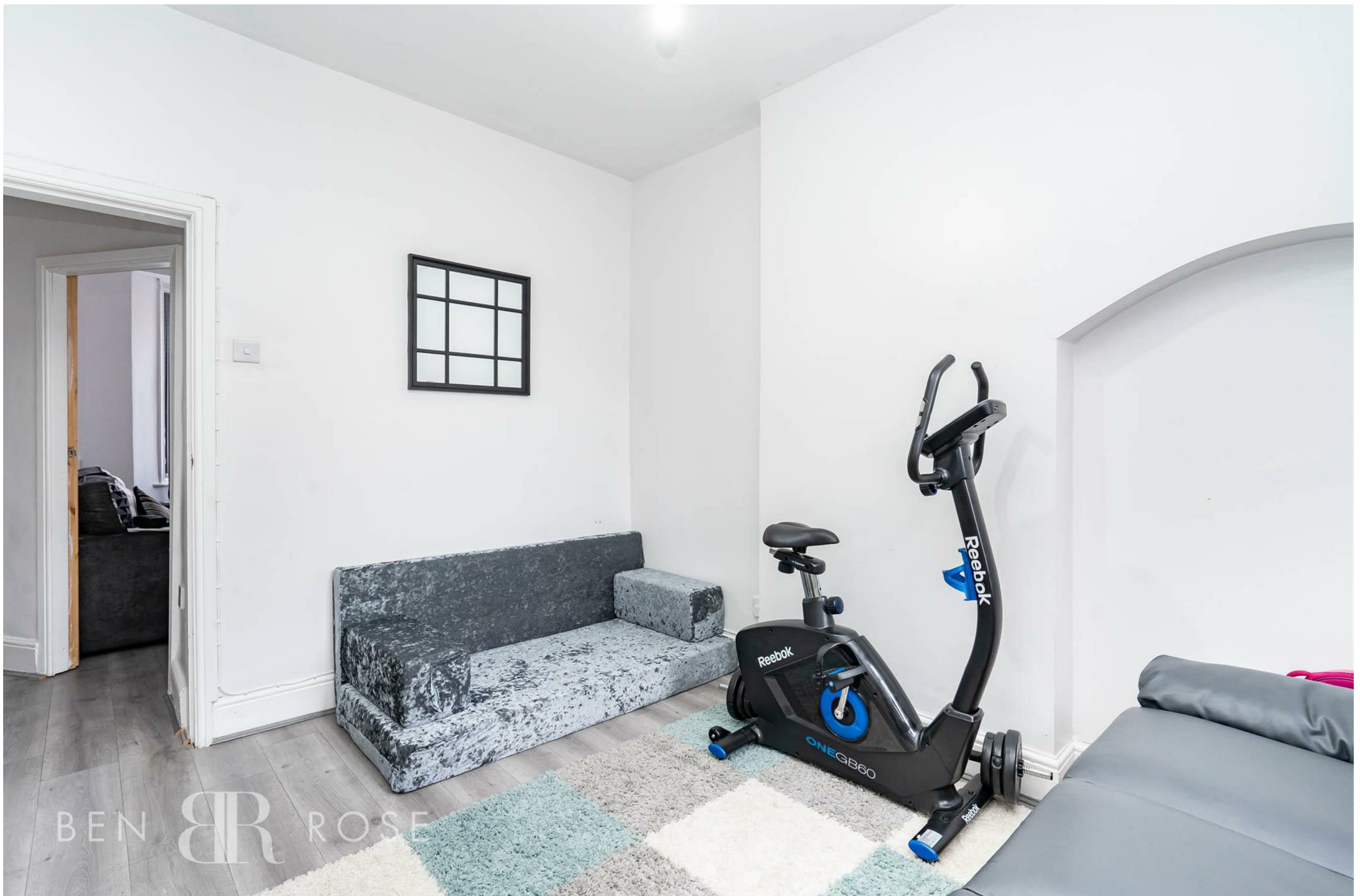








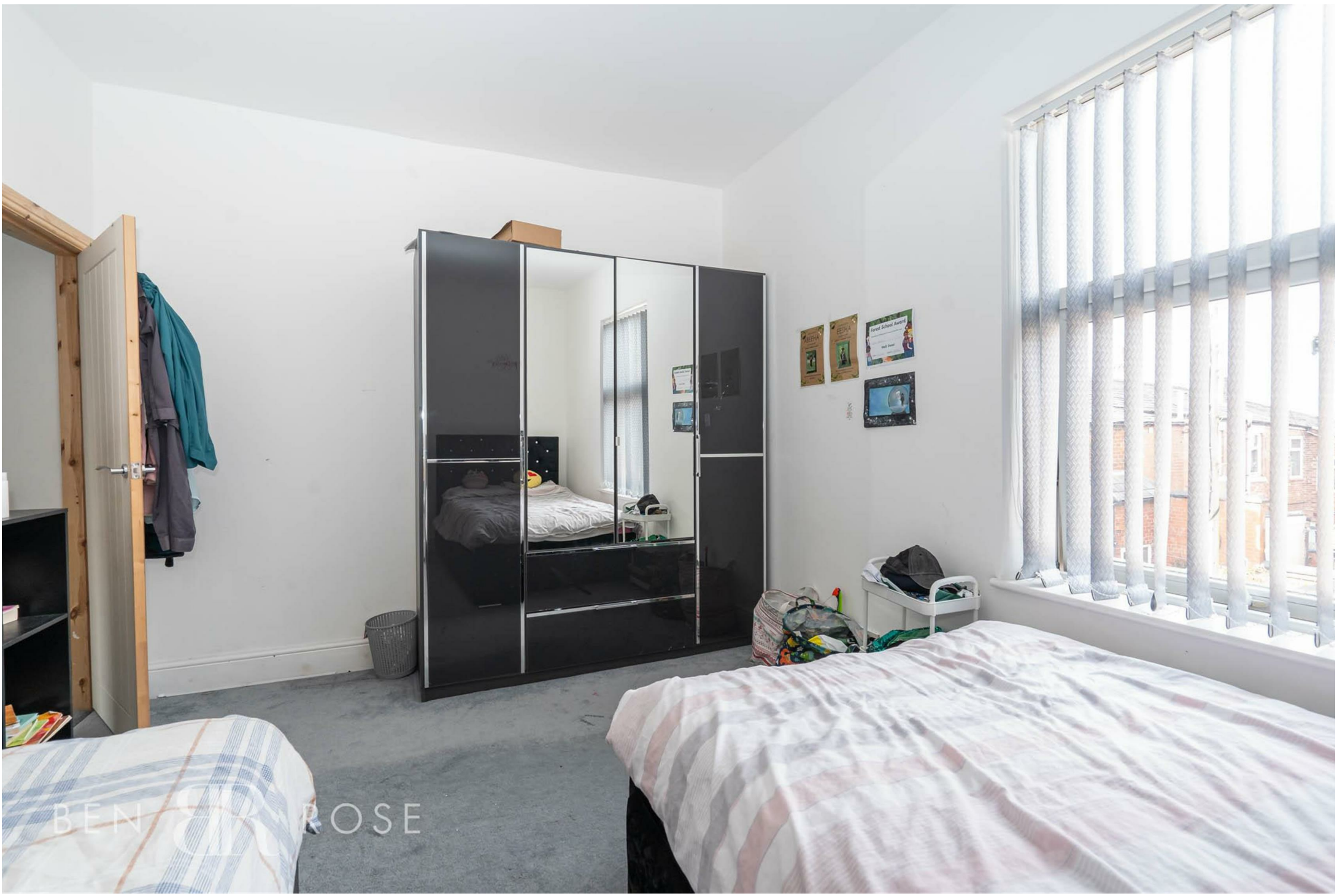












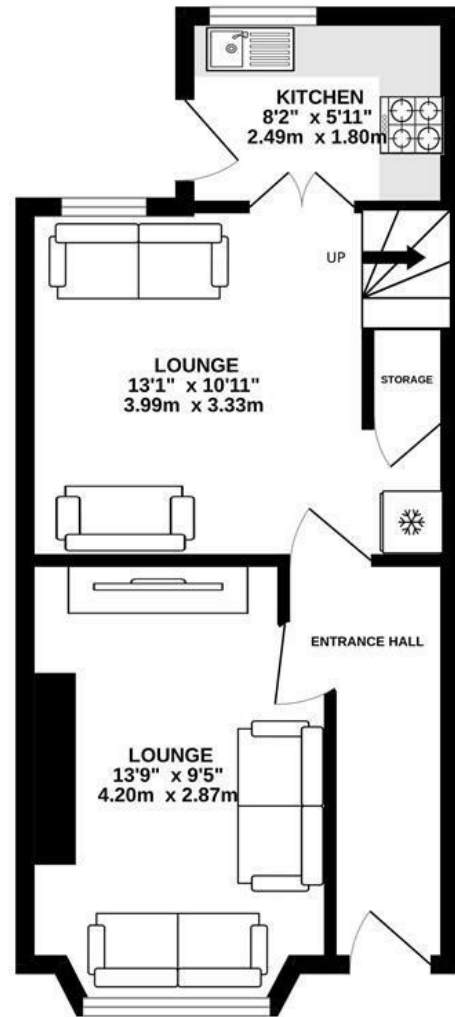




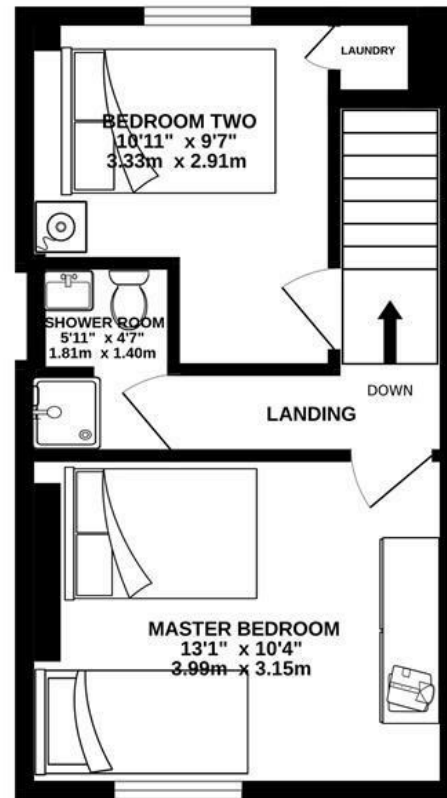


# BEN ROSE

GROUND FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.

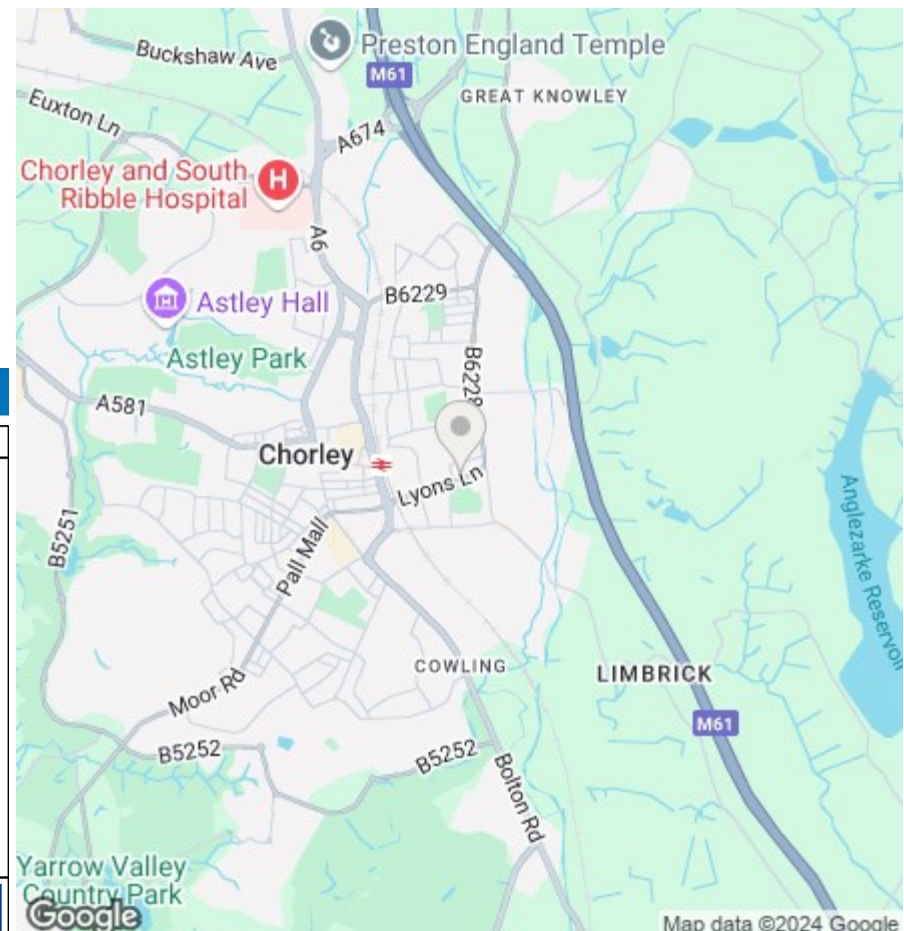


TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>64</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	