



**Anderton Street, Chorley**

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this traditional three-bedroom mid-terrace property, located in the heart of Chorley town centre. This home offers an excellent opportunity for those looking to undertake a renovation project or seeking a buy-to-let investment. Situated within walking distance to a variety of local shops and amenities, everything you need is right on your doorstep. The property also benefits from excellent travel links, with Chorley train station providing direct routes to Preston and Manchester, and easy access to the M61 and M6 motorways.

As you step into the home, you are welcomed by a spacious entrance hall that leads into the bright and airy front lounge. This inviting space flows seamlessly into the family dining room, creating a versatile area perfect for both relaxation and entertaining. The dining room also features the staircase to the first floor, adding character and charm to the space. Moving towards the rear of the property, you'll find the kitchen, which offers access to the yard. Adjacent to the kitchen is a conveniently located shower room, providing additional practicality to the ground floor layout.

Ascending to the first floor, you will discover three generously sized bedrooms, each boasting traditional tall ceilings that enhance the sense of space. The main family bathroom is also located on this level and features a three-piece suite.

Externally, the property benefits from permitted on-road parking for residents at the front. To the rear, there is a low-maintenance yard, with access from the front of the home, providing a private outdoor space.

This property, with its ideal location and potential for modernisation, offers a fantastic opportunity to create a home tailored to your tastes or as a solid investment in a prime location.









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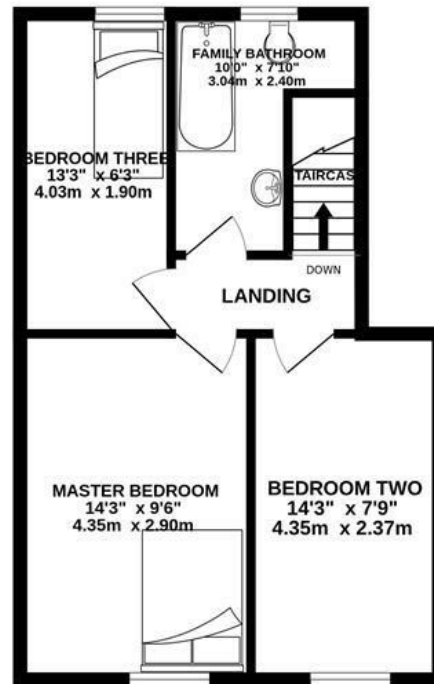


# BEN ROSE

GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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		
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