



Geoffrey Street, Chorley

£124,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom terraced home, located in the heart of Chorley, Lancashire. This property is ideal for first-time buyers or investors and is offered with NO ONWARDS CHAIN. Situated in a highly desirable area, the home benefits from excellent local amenities, including supermarkets, restaurants, and schools, all within walking distance. For those needing to commute, Chorley train station is just a short drive away, offering regular services to both Preston and Manchester. Additionally, the property is well-connected to major road networks, with easy access to the M61 and M6 motorways.

As you enter the property, you're greeted by an inviting entrance hall that leads into the spacious, open-plan lounge and dining area. This space is perfect for both relaxation and entertaining, with plenty of natural light streaming through the front-facing window. The dining area provides easy access to the staircase, while the modern kitchen sits at the rear of the property. The kitchen is fitted with contemporary units, ample worktop space making it an ideal spot for cooking.

Moving up to the first floor, you will find two well-proportioned bedrooms. The master bedroom boasts fitted wardrobes, offering ample storage space while still leaving room for additional furniture. The second bedroom is perfect for a guest room, home office, or nursery. Completing the first floor is a three-piece family bathroom, featuring an over-the-bath shower.

The modern kitchen and bathroom have just been fitted and are both brand new.

Externally, the property offers on-road parking to the front. To the rear is a convenient and low-maintenance yard, perfect for outdoor seating, with the added benefit of an outbuilding for further storage options.

Overall, this well-presented home provides a fantastic opportunity for those looking to take their first step on the property ladder or for investors seeking a hassle-free buy.

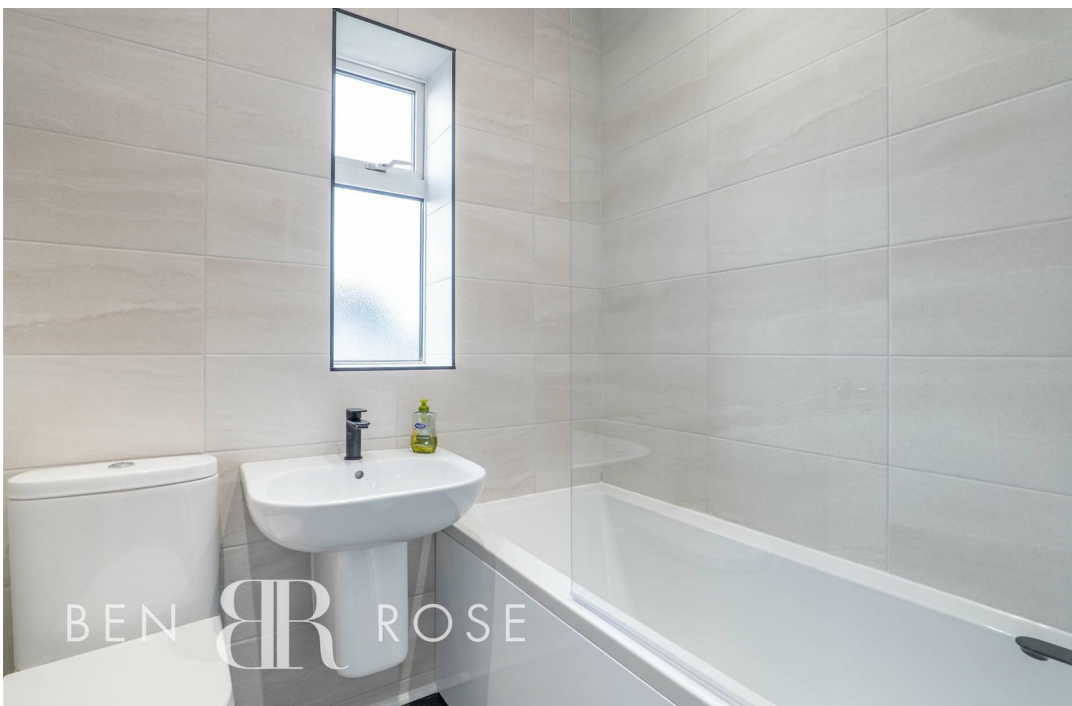






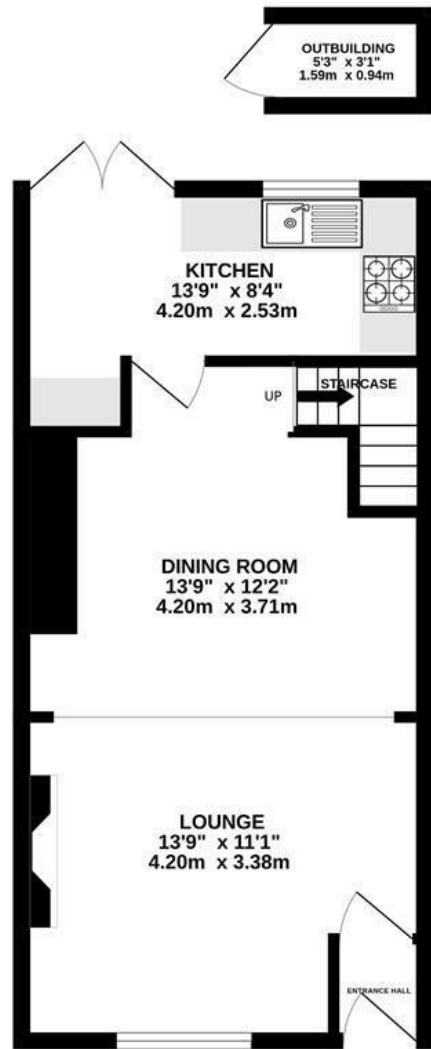




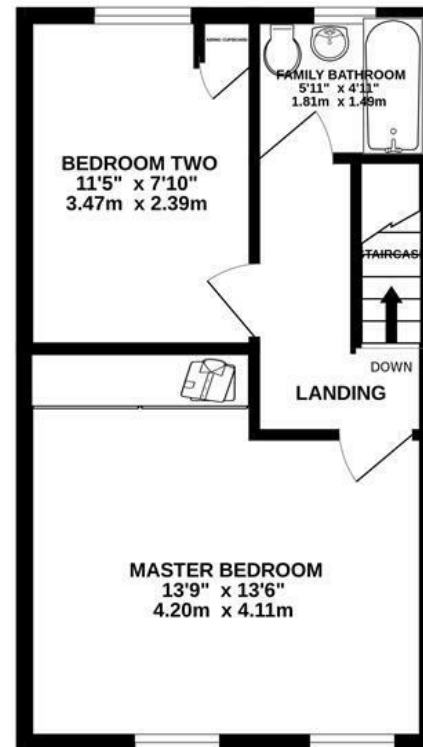


BEN ROSE

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.

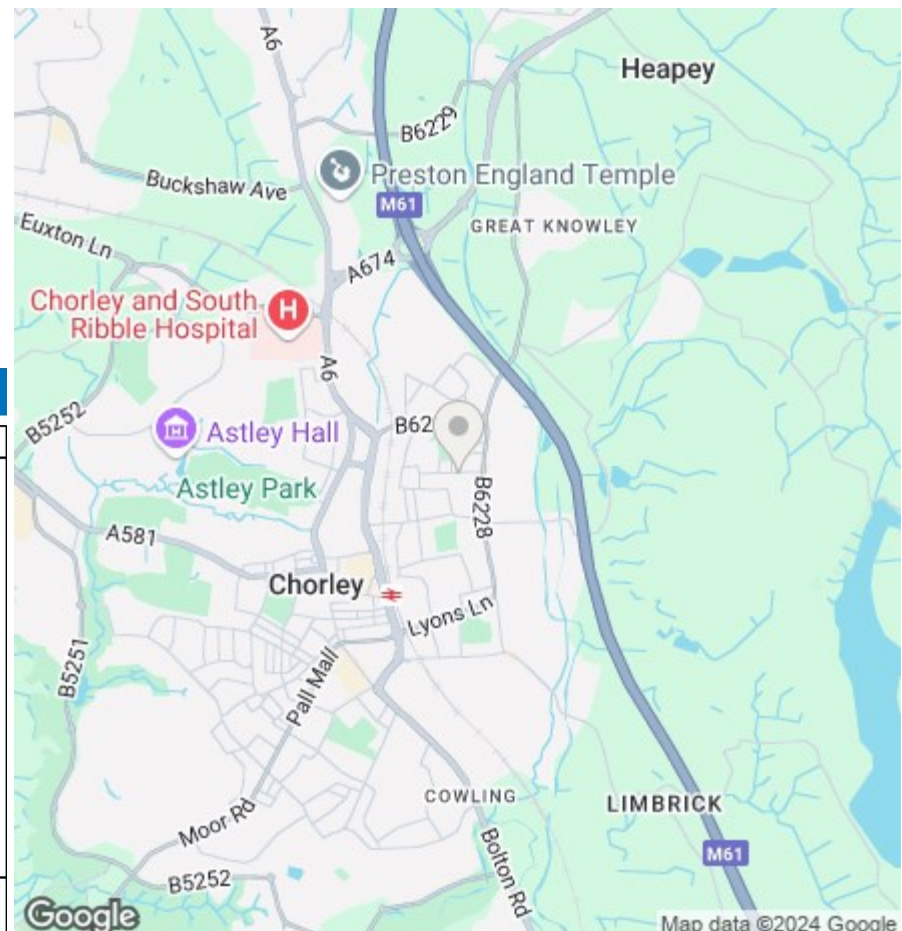


TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

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.
Made with Metropix ©2024



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	86

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	