

# BEN ROSE



## Pall Mall, Chorley

**Guide Price £100,000**

Ben Rose Estate Agents are pleased to present to market this three-bedroom, terraced property located in the heart of Chorley, Lancashire. Offering an excellent opportunity for development, this business/home is ideal for those looking to put their own stamp on a property. The home is conveniently situated close to a variety of local amenities, including shops, schools, and leisure facilities. For commuters, the property offers excellent travel links, with Chorley train station just a short walk away, providing direct access to Manchester and Preston. The M61 and M6 motorways are also easily accessible, making it ideal for those needing to travel further afield.

As you enter the property, there is a large ground floor that was previously used as both a business and residential space, offering plenty of potential for a modern, open-plan design. The ground floor hosts a kitchen that can be transformed into a hub for family life, as well as a family bathroom. The layout offers versatility for future development, whether you're looking to reconfigure or refurbish.

Moving to the first floor, you'll find three well-proportioned bedrooms, each offering ample space for comfortable living. These rooms are full of potential, perfect for renovation or conversion to suit a modern lifestyle. The first floor provides flexibility, whether you're looking to create a family home or reimagine the space for investment purposes.

Externally, the property benefits from a small yard to the rear, ideal for low-maintenance outdoor living. Overall, this home offers a fantastic opportunity for development in a prime Chorley location.





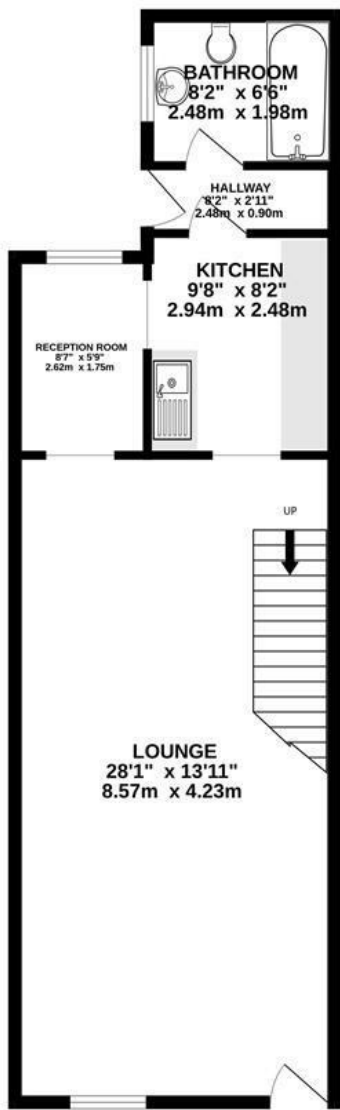




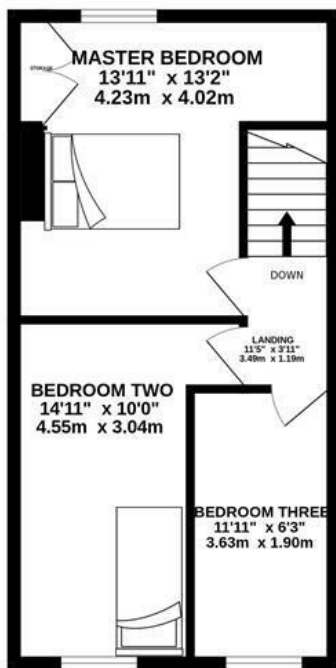


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GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.1 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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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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England & Wales		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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

