



Corporation Street, Chorley

Offers Over £114,995

Ben Rose Estate Agents are pleased to present to the market this two-bedroom terrace property situated in Chorley town centre. This delightful home offers a perfect blend of comfort and convenience, making it an ideal choice for families looking to enjoy the benefits of a central location. Residents will appreciate the proximity to excellent amenities, including supermarkets and restaurants, all within easy walking distance. Additionally, the property enjoys excellent transport links, with Chorley train station and the M6 and M61 motorways in close proximity.

As you step inside, the entrance hall with its high ceiling welcomes you into this spacious and inviting home. To the front of the house is a lounge / dining room, featuring a large fronted window that bathes the room in natural light. Further into the house is the main lounge has ample room for sofas or dining table. Adjacent to the lounge, the modern kitchen features an integrated hob/oven and plenty of space for other freestanding appliances. The secluded staircase to the first floor is located here just off from the lounge, offering easy access to the upper levels, as well as rear access to the yard via the kitchen. There is also a convenient storage cupboard under the stairs providing extra convenience for the ground floor.

Moving to the first floor, you'll find two very spacious bedrooms, both easily able to accommodate a king sized bed, as well as both containing built-in storage solutions. The master bedroom situated at the front of the house has a built-in wardrobe spanning the length of the room, and the second bedroom benefits from clever utilisation of empty space providing two smaller storage cupboards. Completing the first floor is the incredibly well sized four piece family bathroom, host to a large corner bath as well as a sink, toilet and separate corner shower.

Stepping outside, you'll find parking available on the road in front of the home. A convenient rear yard offers a private outdoor space making it an excellent extension of your living area.

Overall, this property is deceptively spacious and would make a great home, perfect for small families or couples looking to move to the area.







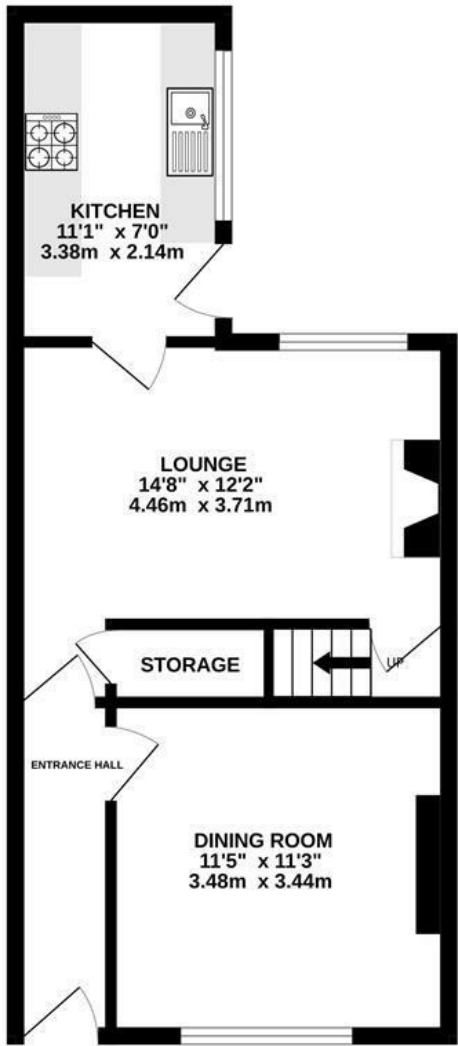




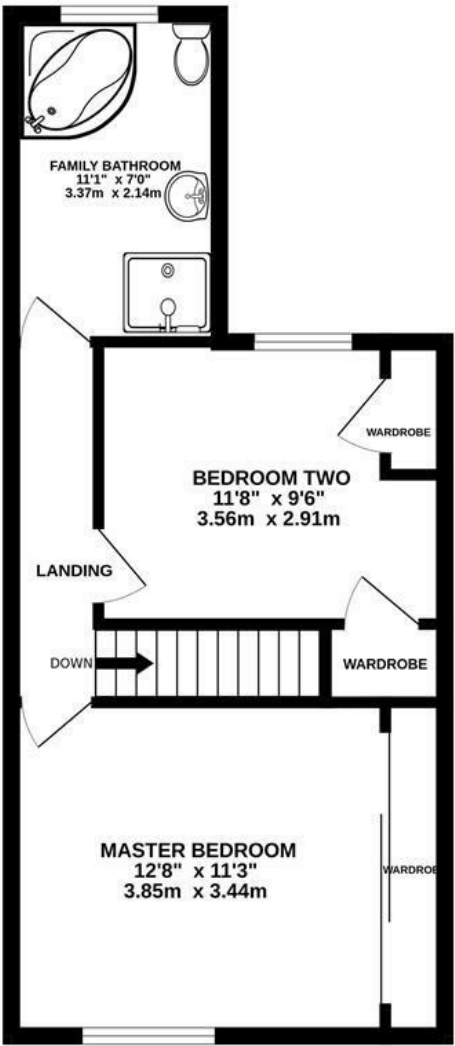


BEN ROSE

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.




TOTAL FLOOR AREA : 832 sq.ft. (77.3 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		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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 