



Corporation Street, Chorley

Offers Over £79,995

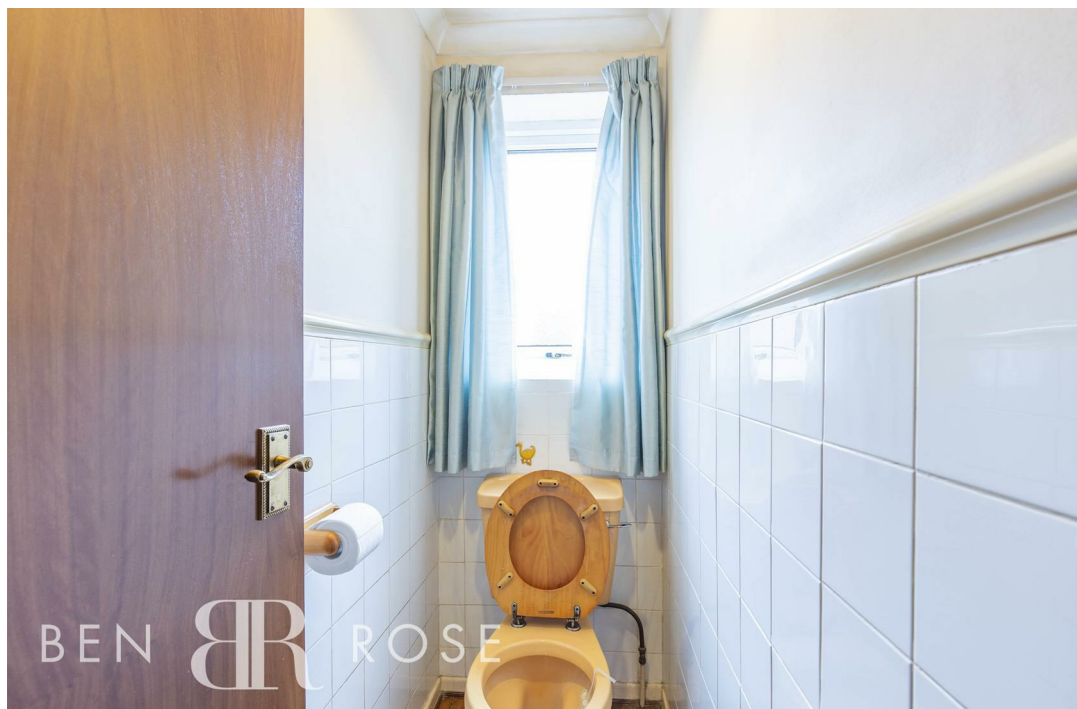
Ben Rose Estate Agents are pleased to present to market this two-bedroom, terraced home in the popular town of Chorley, Lancashire. Ideal for first-time buyers looking to put their own stamp on a property, this home requires renovation but offers a solid foundation and excellent potential. Situated in a convenient location, residents will find a range of amenities within walking distance, including local shops, cafes, and parks. For commuters, Chorley train station is nearby, offering regular services to Manchester and Preston, while the M61 and M6 motorways are just a short drive away, providing easy access to surrounding areas.

Upon entering the ground floor, you'll find a lounge that serves as the main living area, offering the potential to create a warm and welcoming space for relaxing or entertaining. Toward the rear, the kitchen/diner provides room for a family dining table and presents an opportunity for a modern makeover. This space could be transformed into a functional, stylish kitchen with ample room for cooking and dining.

Moving to the first floor, the property houses two well-sized bedrooms, each ready to be tailored to suit your personal style. The layout includes a separate bathroom and WC.

Outside, the home features a secluded rear yard, offering a private outdoor space with plenty of potential for landscaping or creating a compact garden area for outdoor enjoyment. This property represents a fantastic opportunity for buyers seeking a home with renovation potential in a desirable location, with excellent amenities and travel links nearby.

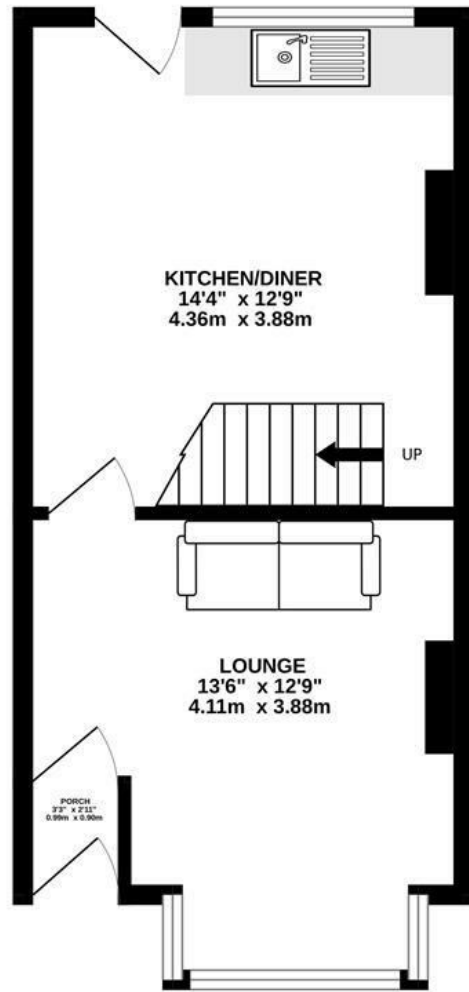




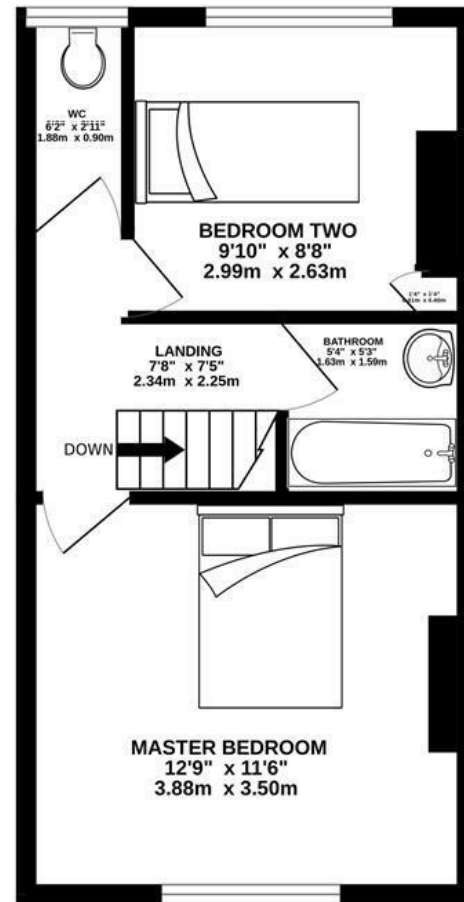


BEN ROSE

GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.

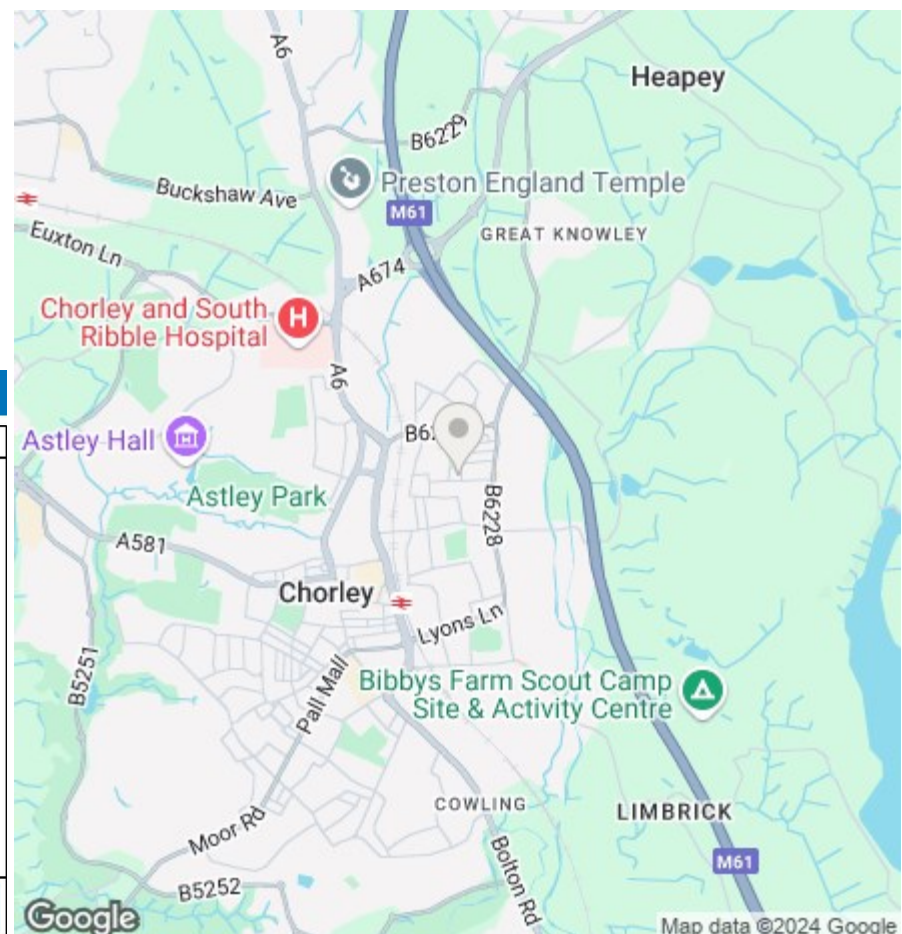


TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

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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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		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	