



**Brownley Street, Clayton-Le-Woods, Chorley**

**Offers Over £134,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end terraced property, located on Brownley Street, in the popular area of Clayton-Le-Woods, Chorley. Situated on a quiet cul-de-sac, this property offers an excellent opportunity for first-time buyers or buy-to-let investors looking for a home with potential. The area is well-connected, with convenient travel links including nearby bus routes and easy access to the M6 and M61 motorways, making commutes to neighboring towns and cities straightforward. Local amenities such as schools, shops, and leisure facilities are also within close reach, adding to the appeal of this ideally positioned home.

Upon entering the ground floor, you're welcomed by a cozy porch that leads into a brief hallway with stairs to the first floor located at the far end. To the right, you'll find a spacious lounge, highlighted by a charming bay window and fireplace, creating a warm and inviting space. Continuing through, the lounge opens into a generously-sized kitchen/diner, complete with under-stair storage and ample room for a family dining table. The kitchen/diner also provides convenient access to the utility room, which leads directly out to the rear yard.

Moving upstairs, the first floor houses two well-proportioned double bedrooms and a family bathroom. The landing, accessible by stairs with a dedicated stair lift, leads to each of these rooms. The master bedroom is enhanced with ample integrated storage, maximizing space and functionality. The family bathroom is fitted with a three-piece suite, including a walk-in shower, offering a practical and comfortable layout.

Externally, the home benefits from on-street parking as well as a side driveway with a car port for added convenience. The rear yard is a decent size, providing a practical outdoor space and housing an external shed and toilet for added storage and utility. To conclude, this property, with its excellent location and scope for modernization, offers a wonderful opportunity to create a welcoming home tailored to your style.





















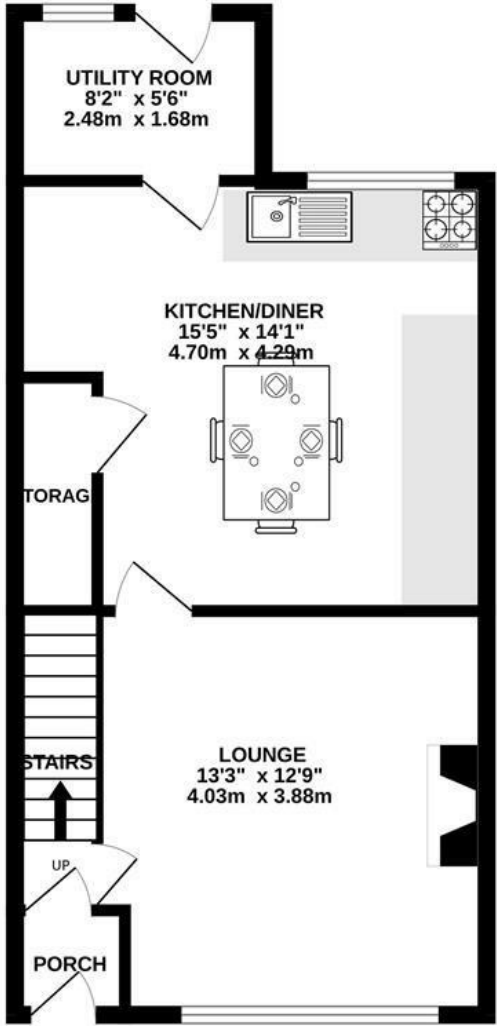




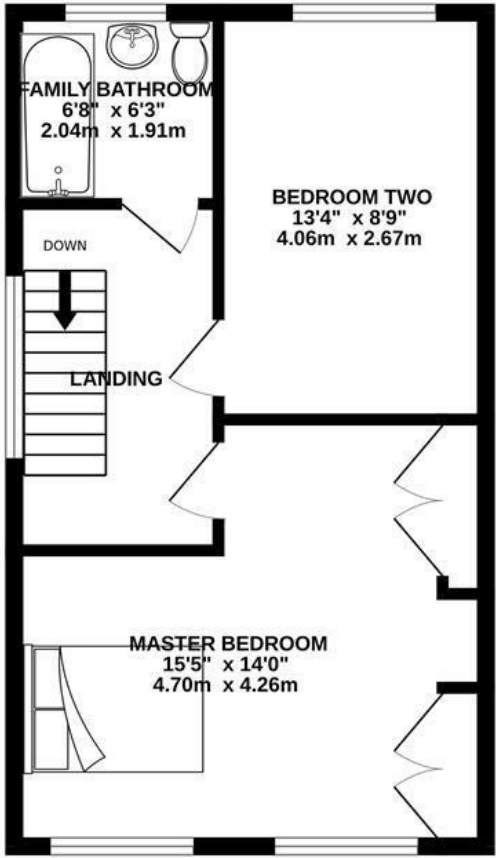


# BEN ROSE

GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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	62	83
(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

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

