



Stratford Road, Chorley

Offers Over £139,995

Ben Rose Estate Agents are delighted to present to market this charming three-bedroom mid-terrace home, situated in a highly sought-after area of Chorley. This property is ideal for first-time buyers looking to step onto the property ladder, offering a perfect blend of character and modern convenience. Located within walking distance of Chorley's vibrant town centre, residents can enjoy easy access to a variety of popular restaurants, bars, shops, and even a cinema complex. Excellent travel links are also available via the nearby train station, as well as the M6 and M61 motorways, making this an ideal home for commuters.

Upon entering the property, you are welcomed by a the entrance hall that leads into a spacious reception hall. The beautifully presented dining room boasts a traditional fireplace and a bay-fronted window, creating a warm and inviting atmosphere with ample space for a large family dining table. Moving through the hall, the generously sized lounge features a stunning Victorian fireplace with a log burner, complemented by a traditional drying rack located above. There are also patio doors that open out onto the rear garden. Beyond the lounge, the charming breakfast room provides a cosy space with an accompanying bar, perfect for entertaining. The kitchen, which has been extended, has a combination of freestanding and integrated appliances, complemented by stylish worktops and underfloor heating for added comfort.

Ascending to the first floor, you will find three well-proportioned bedrooms. The master and second bedroom each benefit from traditional fireplaces, enhancing the home's character. The third bedroom, currently used as a playroom, is accessed via a hallway but can be easily configured into a full-sized bedroom if required. The floor is completed by a lovely four-piece family bathroom, featuring a stand-in shower and an exposed brick wall that adds a touch of rustic charm.

Externally, on-road parking is available to the front of the property. To the rear, a sizeable garden that provides a private outdoor space, benefitting from a decked patio area and a bar located to the far side. This space is currently used for storage but offers the potential to be used in the original way.

This delightful home offers a fantastic opportunity for buyers seeking a character-filled property in a prime location.

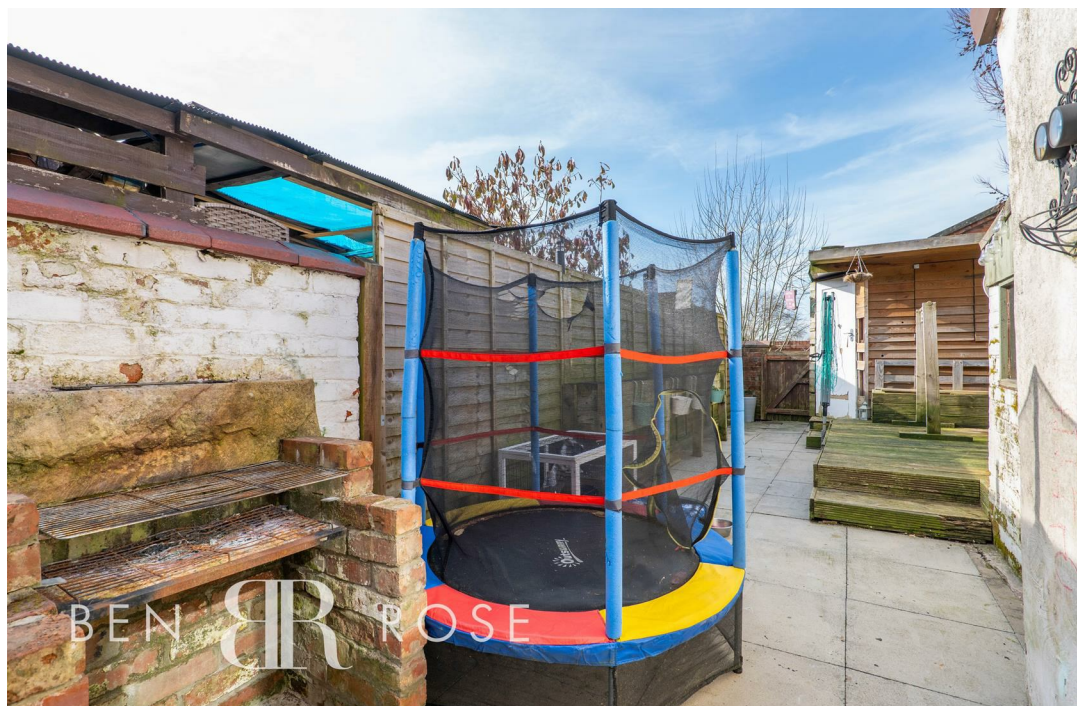




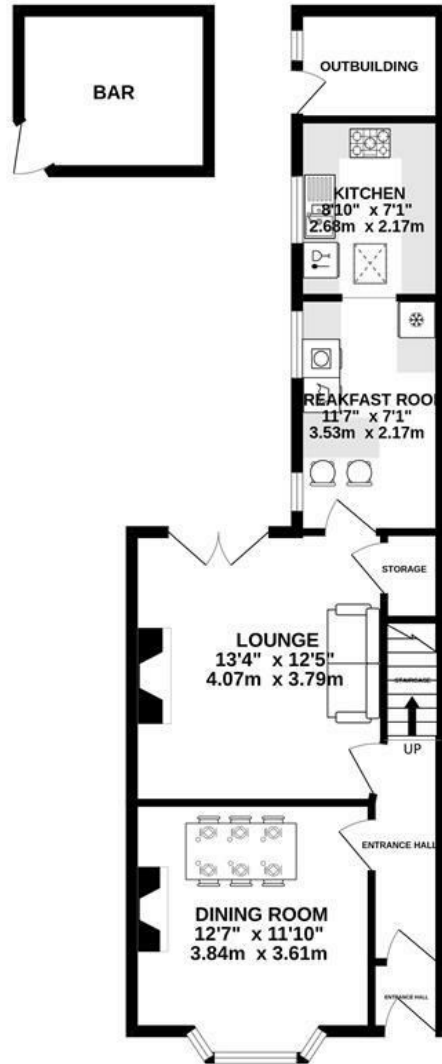








GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (100.0 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		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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	

