



## **Buchanan Street, Chorley**

**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to the market this two bedroom, mid terraced property located in a much sought after residential area of Chorley. This would be an ideal home for a first time buyer looking to get onto the property ladder or for a buy-to-let investor. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61), also benefitting from being just a 5 minute walk from Chorley Train Station, whilst still enjoying the delights of the stunning local Lancashire countryside and benefiting from superb local schools and local amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

The property features a welcoming entrance porch that leads into a spacious, well-presented lounge with a fireplace as its centerpiece. From here, you can access the newly fitted kitchen/diner at the rear. The kitchen includes an open staircase to the upper level and boasts sleek wall and base units, an integrated oven and hob, and space for additional freestanding appliances. There is ample room for a dining table, and a single door provides access to the garden.

Ascending the staircase to the first floor, you'll find two double bedrooms, with the master bedroom benefiting from integrated storage. Also on this level is a modern three-piece family bathroom, complete with an over-the-bath shower.

Externally, the front of the property offers on-road parking, while the rear features a private, enclosed garden with a lawn and patio area and access to the rear ginnel.

The room dimensions of all our properties can be found on the floor plan.







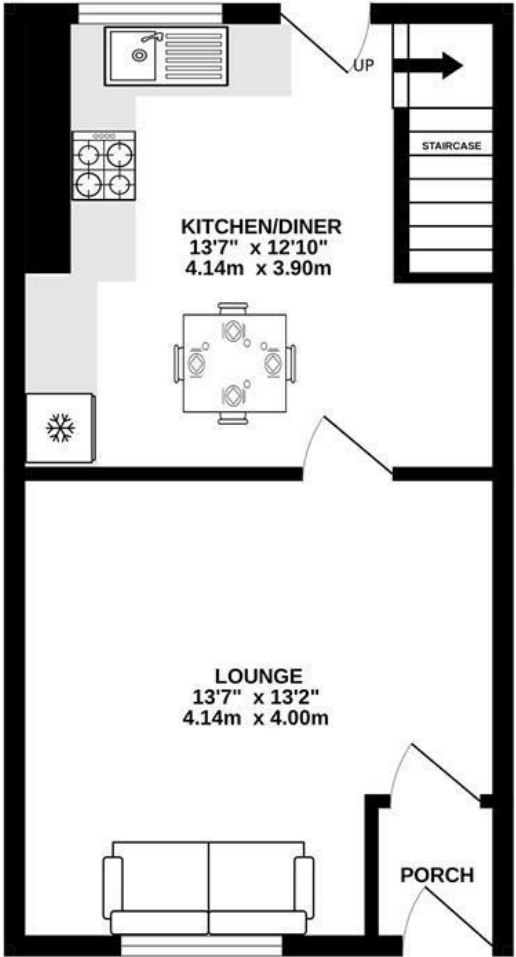




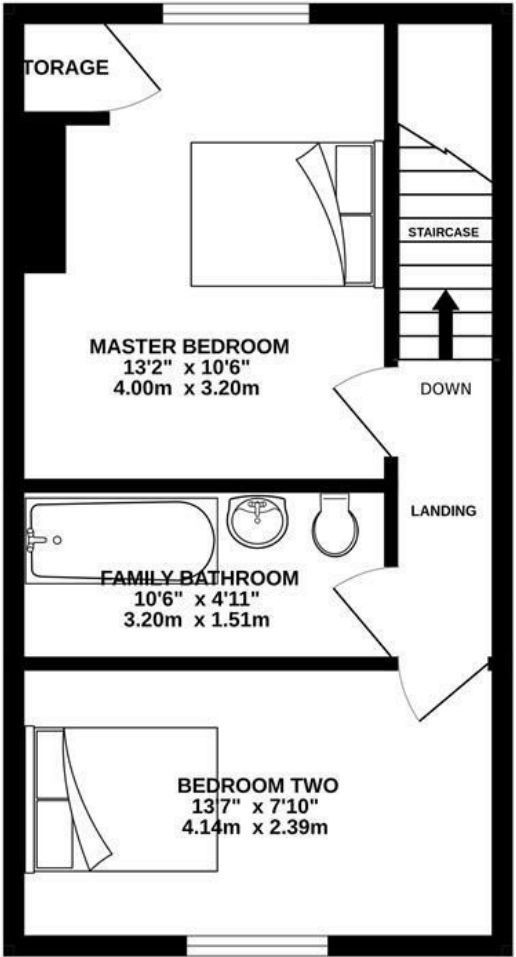


# BEN ROSE

GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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	74	87
(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 CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		