## Corporation Street, Chorley

### Offers Over £74,995

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, two bedroom, mid terrace property in the heart of Chorley. The home is in need of a COMPLETE RENOVATION throughout so would ideally suit any investors in the area. The home is in a prime position, situated only a short walk away from Chorley town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Please contact our office for more information.

Internally, the property briefly comprises of an entrance hall leading into the open plan reception rooms. Moving through, you'll find the kitchen and the shower room on this level.
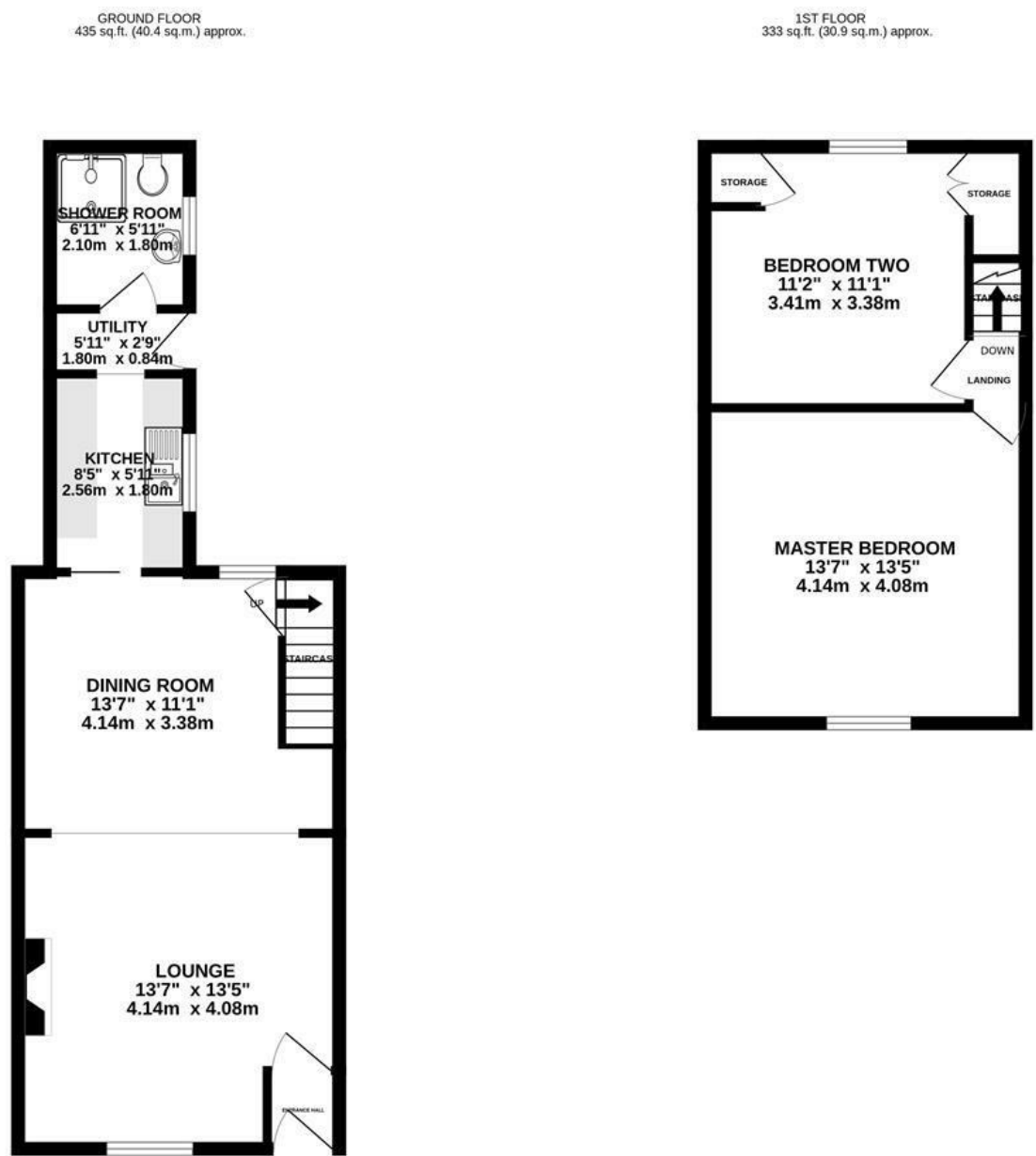
Moving upstairs, you'll find two good sized bedrooms with bedroom two having fitted storage.

Externally, to the front is on road parking, whilst to the rear is a convenient yard.

# BEN BR ROSE

**GROUND FLOOR**
435 sq.ft. (40.4 sq.m.) approx.

**1ST FLOOR**
333 sq.ft. (30.9 sq.m.) approx.

**SHOWER ROOM**
6'11" x 5'11"
2.10m x 1.80m

**UTILITY**
5'11" x 2'9"
1.80m x 0.84m

**KITCHEN**
8'5" x 5'11"
2.56m x 1.80m

**DINING ROOM**
13'7" x 11'1"
4.14m x 3.38m

**LOUNGE**
13'7" x 13'5"
4.14m x 4.08m

STORAGE

STORAGE

**BEDROOM TWO**
11'2" x 11'1"
3.41m x 3.38m

DOWN

LANDING

**MASTER BEDROOM**
13'7" x 13'5"
4.14m x 4.08m

TOTAL FLOOR AREA : 768 sq.ft. (71.3 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 | | |
| (81-91) B | | 78 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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 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 | | |

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