



Duke Street, Chorley

Offers Over £109,995

**** Cash Buyers Only ****

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom, end-terrace home situated in a sought-after area of Chorley. Retaining many of its charming traditional features, this delightful property is ideal for first-time buyers. The home is positioned next door to Duke Street Primary School, making it a perfect choice for young families. Located just a short walk from Chorley town centre, you'll find a variety of shops, cafes, and local amenities nearby. Chorley train station and excellent bus links provide easy access to surrounding towns and cities, while the M61 and M6 motorways are only a short drive away for convenient commuting. For sports enthusiasts, the home has access to Chorley FC's football ground to the rear.

As you step through the front door, you're welcomed by a bright entrance hall that leads into the main reception hall, complete with a staircase to the first floor. The spacious front lounge is a highlight of the home, featuring a large bay-fronted window that floods the space with natural light and a charming fireplace with a log burner, perfect for cosy evenings. Moving towards the rear, you'll find the sizeable dining room, which boasts another traditional fireplace, adding character to the space. The modern fitted kitchen is located at the rear of the home and comes complete with integrated appliances, including a dishwasher and oven. The kitchen also offers access to under-stair storage and opens out to the rear yard.

Ascending to the first floor, the gallery landing provides access to three well-proportioned bedrooms. Two of the bedrooms are spacious doubles, offering ample room for furniture, while the third bedroom is currently being used as a dressing room but could easily be converted back into a single bedroom or home office. The four-piece family bathroom is elegantly finished and includes a separate bath and shower, catering to the needs of a growing family.

Externally, the property offers convenient on-road parking to the front. To the rear, you'll find a low-maintenance yard with gated access leading directly to the Victory Park car park and football grounds.

This charming home blends modern comforts with traditional character and is perfectly positioned for families and first-time buyers alike, offering a wonderful opportunity to settle in a vibrant and well-connected location.















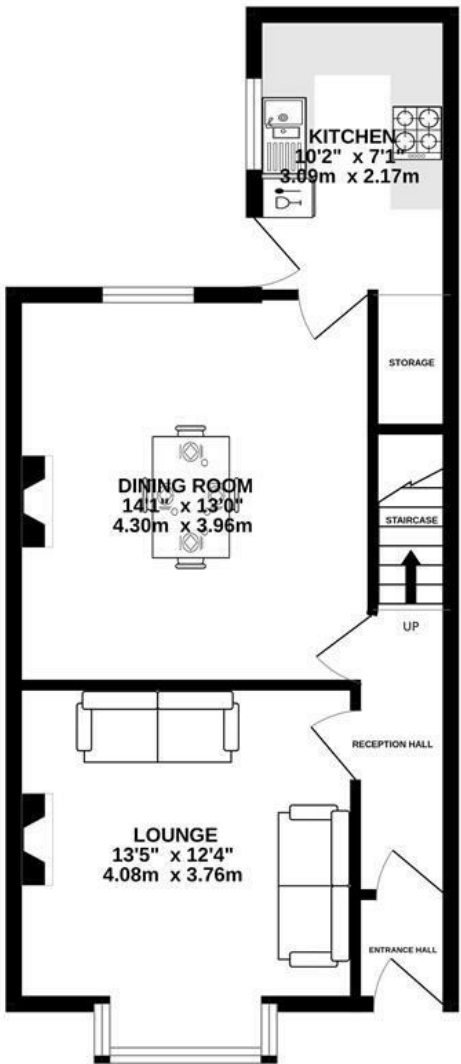




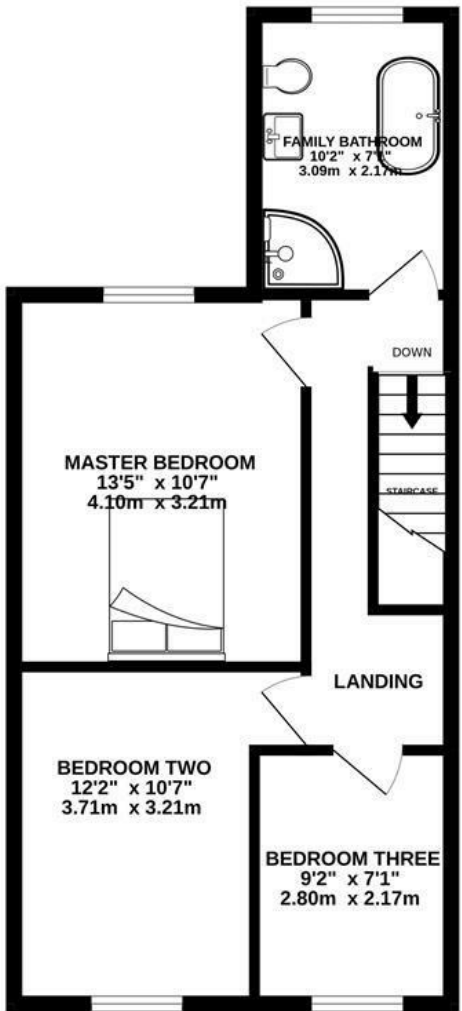


BEN ROSE

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

