



## Beaconsfield Terrace, Chorley

**Offers Over £99,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom, mid-terrace property in the heart of Chorley. This home is an excellent opportunity for first-time buyers looking to put their own stamp on a property or buy-to-let investors seeking a promising rental opportunity. Located within walking distance from Chorley town centre, the home is within easy reach of a variety of shops, supermarkets, and local eateries. Excellent travel links are nearby, with Chorley train station offering direct routes to Manchester and Preston, while the M61 and M6 motorways provide easy commuting access to surrounding towns and cities. Bus routes are also conveniently available, connecting you to neighbouring areas.

Stepping into the home, you are welcomed into an entrance porch that leads into the spacious front lounge, featuring a charming fireplace as the focal point. Moving through, you'll find a sizable dining room, ideal for hosting, with a staircase providing access to the first floor. The kitchen sits at the rear of the property, offering ample worktop and storage space, as well as direct access to the yard.

The first floor boasts two well-proportioned bedrooms, perfect for small families or those looking to create a home office. The Master bedroom boasts built-in storage options for added convenience. Completing the floor is a three-piece family bathroom, fitted with a bath, WC, and washbasin.

Externally, the home benefits from on-road parking to the front. To the rear, there is a private driveway providing more off-the-road parking.

With some modernisation, this property presents a fantastic opportunity to add value and create a stylish home for first-time buyers, in a sought-after location.





















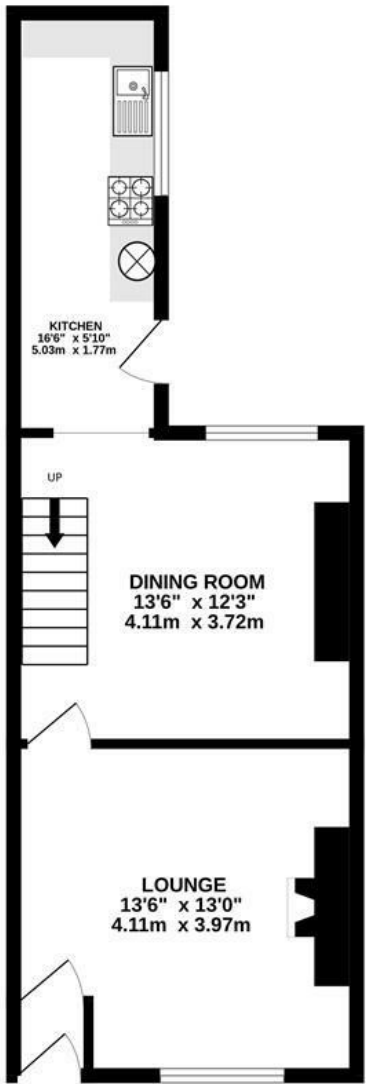




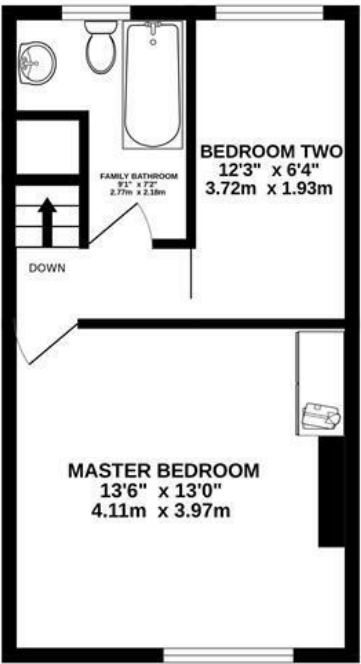


# BEN ROSE

GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.




1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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	<div>67</div>	<div>83</div>
(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 