



## Nab Road, Chorley

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property, ideally located within walking distance of Chorley town centre. This home would be perfect for a first-time buyer looking to take their first step onto the property ladder. Nestled in a quiet cul-de-sac, the property benefits from proximity to excellent local schools, supermarkets, and a wide range of amenities. It also offers fantastic commuter links, with easy access to major North West towns and cities via the nearby M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you are greeted by a spacious lounge. This room benefits from a large front-facing window and bespoke fitted cabinets that provide convenient storage. From the lounge, you enter the dining room, which features an open staircase leading to the upper level and access to under-stairs storage. The dining area offers ample space for a large family table and is further enhanced by contemporary fitted cabinets for additional storage. Adjacent to the dining room is the modern kitchen, which enjoys plenty of natural light thanks to dual-aspect windows. The kitchen is equipped with an integrated oven and hob, along with ample space for freestanding appliances. A single door provides access to the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, with bedroom two benefiting from integrated storage. A modern three-piece shower room completes this level.

The home also benefits from a fully boarded loft, complete with power and lighting, accessed via a convenient pull-down ladder—offering valuable additional storage space.

Externally, there is ample on-street parking at the front. To the rear, a lovely L-shaped garden offers a peaceful retreat, featuring a low-maintenance flagged patio—ideal for potted plants and garden furniture.

Early viewing is highly recommended to avoid disappointment.







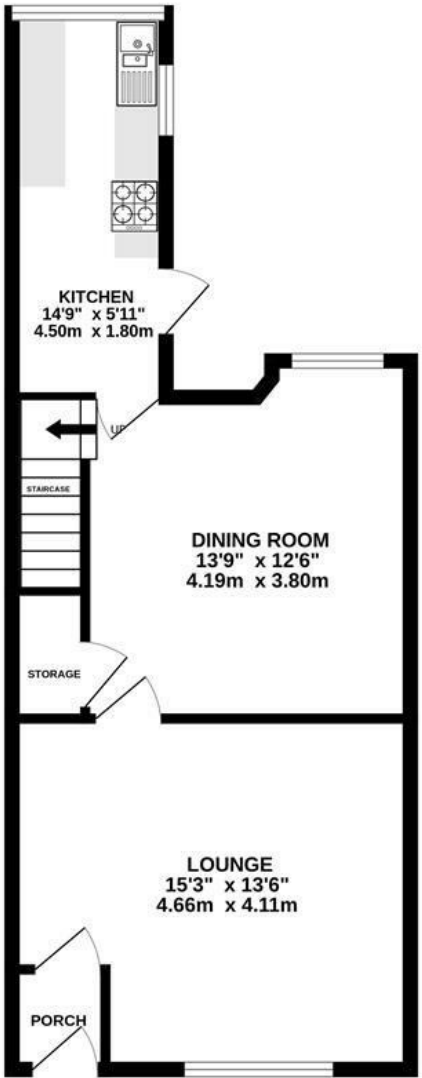




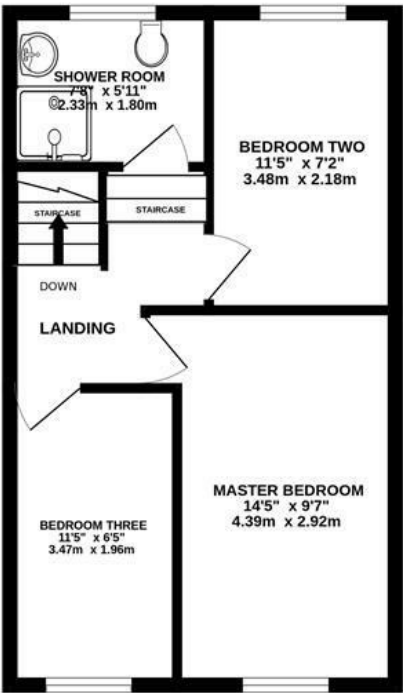


# BEN ROSE

GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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>69</div> | <div>85</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<br>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<br>2002/91/EC |  |

