



Granville Road, Chorley

Offers Over £124,995

Ben Rose Estate Agents are delighted to bring to market this beautifully presented three-bedroom end-terrace home, ideally located within walking distance of Chorley town centre. Perfect for first-time buyers eager to step onto the property ladder, the home also benefits from excellent transport links, with easy access to the M6 and M61 motorways, making it ideal for commuting to all major towns and cities across the North West. The surrounding area is well served by reputable local schools, supermarkets, and a range of everyday amenities, adding to the convenience and appeal of this charming property. Early viewing is strongly recommended to avoid disappointment.

Upon entering, you're welcomed into a porch that leads directly into the hallway. At the front of the home is a generously sized sitting and dining room, featuring a stylish fireplace and a large front-facing window that allows plenty of natural light to fill the space. Moving toward the rear, you'll find a spacious lounge that offers a comfortable living area, with stairs leading to the upper floor and a handy under-stair storage area. From here, there is direct access to the kitchen, which is well-proportioned and fitted with a good range of wall and base units, accommodating both integrated and freestanding appliances. The kitchen also opens out to the rear yard.

Upstairs, the property offers three well-appointed bedrooms. The master bedroom includes fitted wardrobes and is complemented by a second double room, while the third room would serve perfectly as a home office or study. The family bathroom is modern and stylish, comprising a three-piece suite with a walk-in shower.

Externally, the home enjoys a beautifully presented, low-maintenance wraparound yard, ideal for outdoor seating or entertaining. On-road parking is available at the front of the property, further adding to its practicality and appeal.







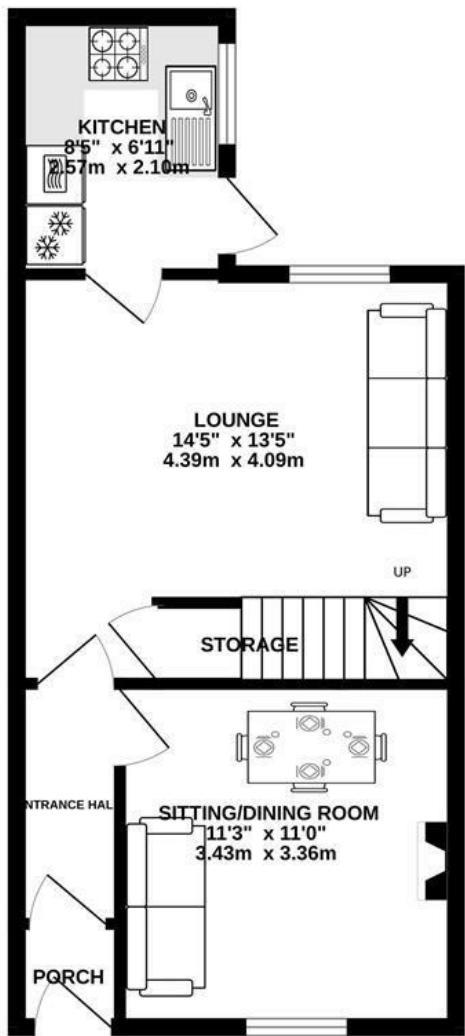




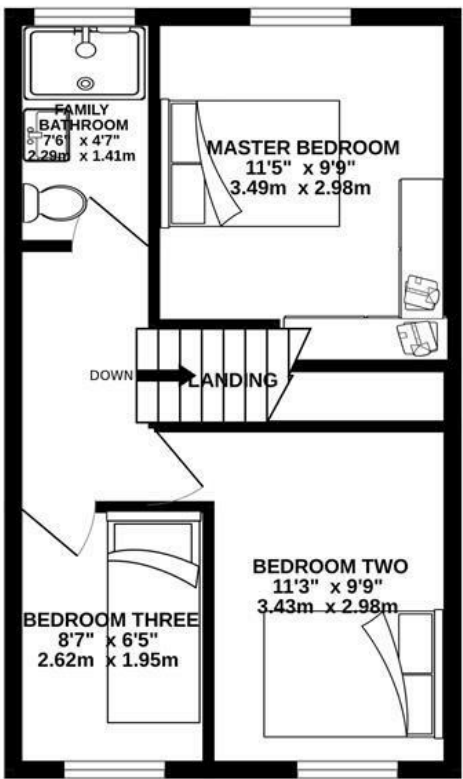


BEN ROSE

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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		
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	

