



Botany Brow, Chorley

Offers Over £139,995

Ben Rose Estate Agents are delighted to present to the market this charming two-bedroom mid-terrace property, ideally located in the heart of Chorley. Perfect for first-time buyers looking to step onto the property ladder, this lovely home is just a short walk from Chorley town centre, offering easy access to excellent local schools, supermarkets, and amenities. The property also benefits from superb transport links, including the nearby train station with direct routes to Preston and Manchester, as well as close proximity to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

The property has recently undergone a range of improvements, including a newly refurbished kitchen and bathroom. Additional upgrades include new front and rear doors, new front windows, new carpets, and new radiators throughout. The chimney has been repointed, and the roof has successfully passed maintenance checks. The boiler is only a few years old, and the home is now equipped with new smart meters, providing greater energy efficiency and more accurate usage tracking.

Internally, the property briefly comprises a welcoming porch that opens into a spacious lounge, complete with a feature fireplace and a beautiful log burner, offering views over the picturesque Rivington valley. From the lounge, you enter the kitchen/diner, which includes freestanding appliances, complementary worktops, and ample space for a large family dining table. Just off the kitchen is a rear porch providing access to the rear yard and the family bathroom, which features a three-piece suite and an over-the-bath shower.

Upstairs, the property offers two generously sized double bedrooms, with the second bedroom benefiting from built-in storage.

Externally, there is on-street parking available at the front of the property. Gated access and steps lead to the front door and a well-maintained front garden. To the rear, you'll find a good-sized yard with access to the communal ginnel.







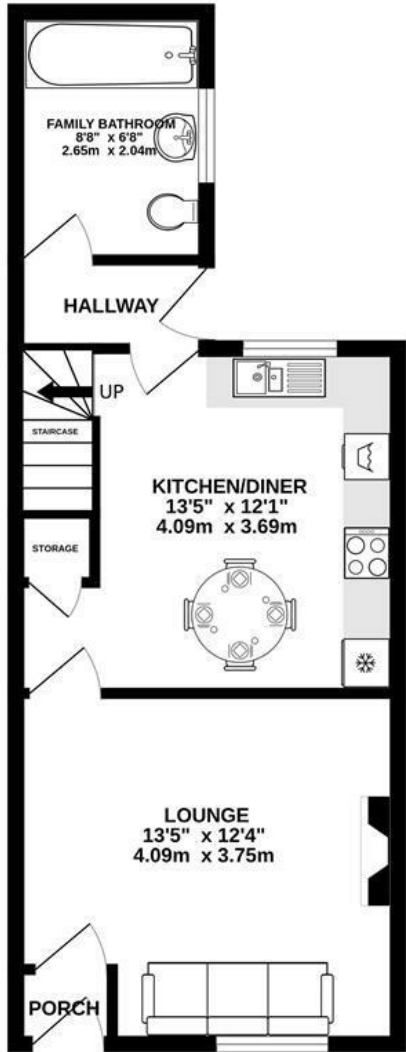




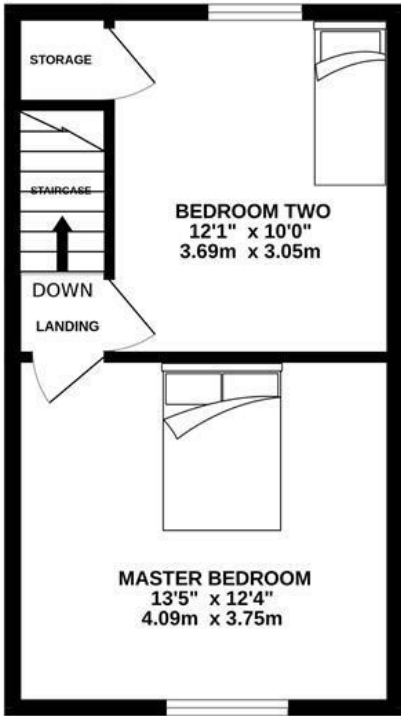


BEN ROSE

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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	69	85
(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	

