



## Cuerden Street, Chorley

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace home, ideally situated within walking distance of Chorley town centre. This lovely property would make an ideal purchase for first-time buyers, couples, or small families, offering spacious accommodation throughout and excellent access to local amenities. Chorley provides a fantastic blend of convenience and community, with a variety of shops, supermarkets, cafés, pubs, restaurants, and reputable schools all within easy reach. For those commuting, the area benefits from superb transport links, including Chorley Train Station with direct services to Preston, Manchester, and beyond, as well as regular bus routes to Preston, Blackburn, and Wigan. Major motorway networks such as the M6 and M61 are also easily accessible, making this an excellent base for travel across the North West.

Stepping into the home, you are welcomed into the entrance hall that leads to the main living spaces on the ground floor. To the front lies a comfortable lounge, offering a relaxing setting with neutral décor and ample natural light. Moving through, the property opens up into a spacious dining room, boasting double-aspect windows that fill the space with light and create a warm and inviting atmosphere — ideal for family meals or entertaining guests. To the rear, you'll find the well-fitted kitchen, equipped with modern cabinetry, a five-ring gas hob, and plenty of worktop space. From here, there is direct access to the rear yard, providing a practical layout for everyday living.

To the first floor, the property features two well-sized double bedrooms, both tastefully presented and offering flexibility for families or working professionals. The master bedroom benefits from double-aspect windows, enhancing the sense of space and light, whilst the second double bedroom sits towards the rear and also provides access to a separate office/playroom – ideal for home working or as a nursery. Completing this floor is a modern three-piece family shower room, fitted with a walk-in shower, wash basin, and WC.

Externally, the property offers on-street parking to the front and a low-maintenance paved rear yard, perfect for outdoor seating or container planting.

In summary, this well-located and spacious home offers fantastic potential for a variety of buyers — combining charm, convenience, and excellent transport links in the heart of Chorley. Early viewing is highly recommended.





















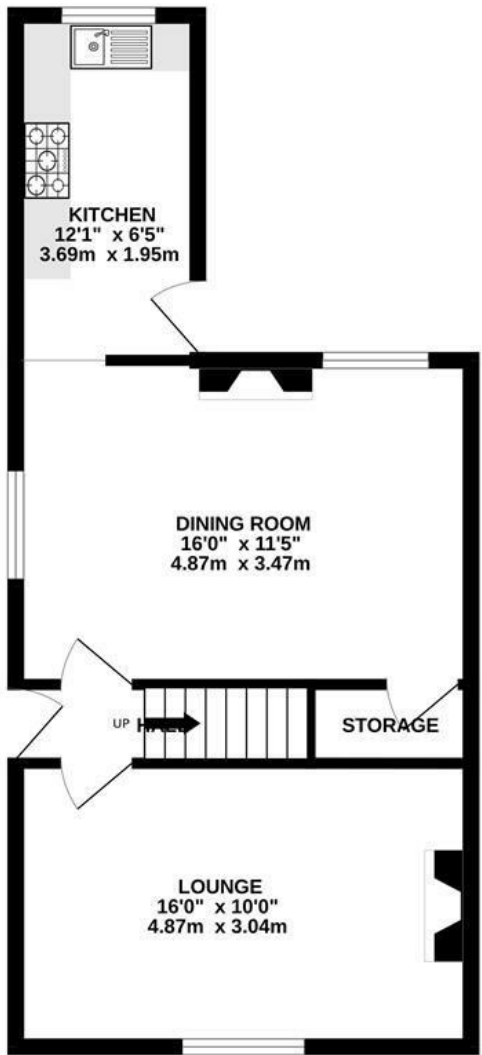






# BEN ROSE

GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.1 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 |                                                                                                             |           |
|                                             | 58                                                                                                          | 74        |
| 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  |           |

