



Briercliffe Road, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom end terrace home, ideally situated close to Chorley town centre. This lovely property offers an excellent opportunity for first-time buyers, couples, or small families looking to create their ideal home. Perfectly positioned in a sought-after residential area, the home benefits from easy access to local shops, supermarkets, restaurants, pubs, and well-regarded schools, as well as the beautiful Astley Park. Commuters will also appreciate the convenient rail links to Preston and Manchester, excellent bus routes to Preston, Blackburn, and Wigan, and easy connections to the M6 and M61 motorways.

Stepping through the front door, you are greeted by a welcoming entrance hall that leads into a bright and spacious open-plan lounge, dining area, and kitchen. The lounge features a charming bay window that floods the room with natural light, while the adjoining dining area offers ample space for family meals or entertaining. The kitchen is fitted with a range of units and offers the perfect opportunity for modernisation, allowing new owners to add their own personal touch.

To the first floor, the home boasts three well-proportioned bedrooms. The master bedroom is a generous double with a large bay window, adding a lovely sense of space and light. The second bedroom is also a comfortable double, while the third bedroom provides an ideal single room or home office. A modern three-piece family shower room completes the upper floor.

Externally, the property features a small front garden and access to a garage. To the rear, there is a low-maintenance paved garden offering a pleasant seating area, perfect for outdoor dining or relaxation.

This well-located home offers superb potential and convenience — a wonderful opportunity to join a highly desirable part of Chorley.







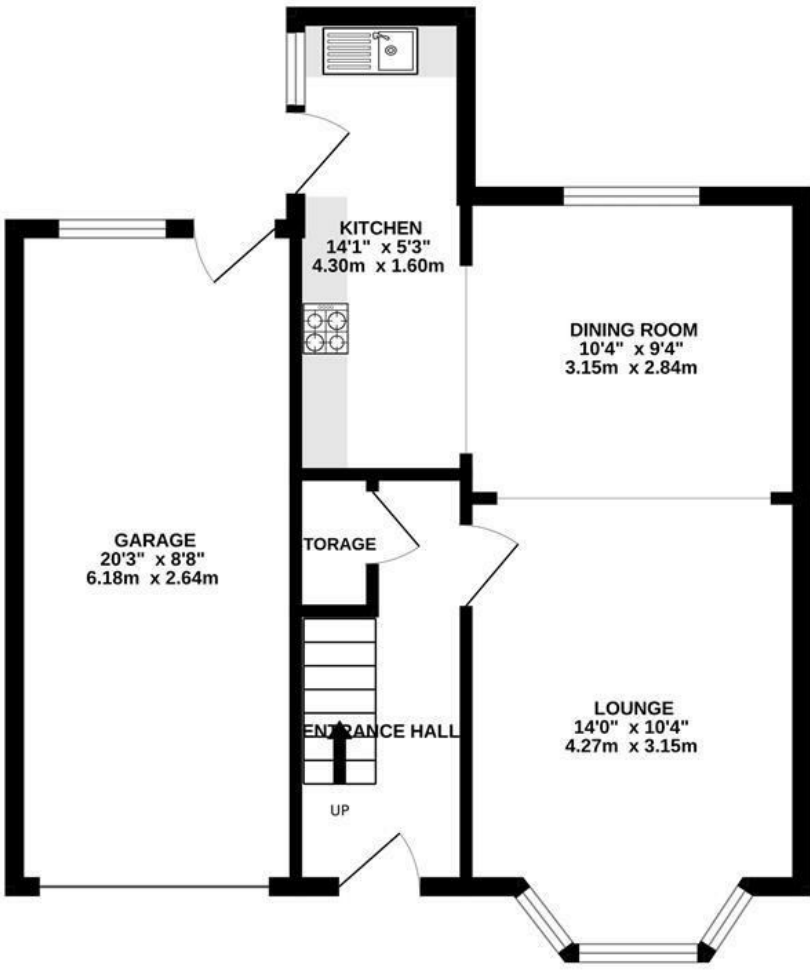




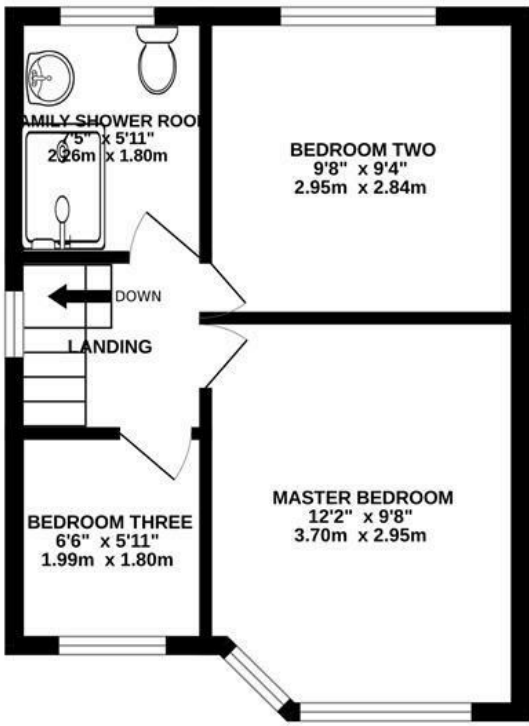


BEN ROSE

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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	

