



Darlington Close, Chorley

Offers Over £174,995

Ben Rose Estate Agents are delighted to present to market this immaculately presented two-bedroom terrace property, located on the continually popular and much sought-after Rivington View Estate. This would be an ideal home for a couple or small family, offering comfortable and contemporary living in a peaceful yet well-connected setting. The property is just a two-minute drive from Chorley town centre and its superb local schools, shops, and amenities, with fantastic travel links via Chorley train station and the nearby M6 and M61 motorways.

The home has recently undergone a full refresh with neutral décor making it completely move-in ready and ideal for those seeking a modern, low-maintenance property. Upgrades include a modernised kitchen, new carpets throughout, upgraded light fittings/sockets and illuminated stair lighting.

Internally, the property comprises a spacious lounge with a large front-facing window and an open staircase leading to the upper level. A contemporary kitchen/diner offers ample storage and an integrated oven and hob, with space for additional freestanding appliances. The kitchen/diner provides plenty of room for a family dining table, with double patio doors opening directly onto the rear garden. Completing the ground floor is a convenient WC located between the lounge and kitchen.

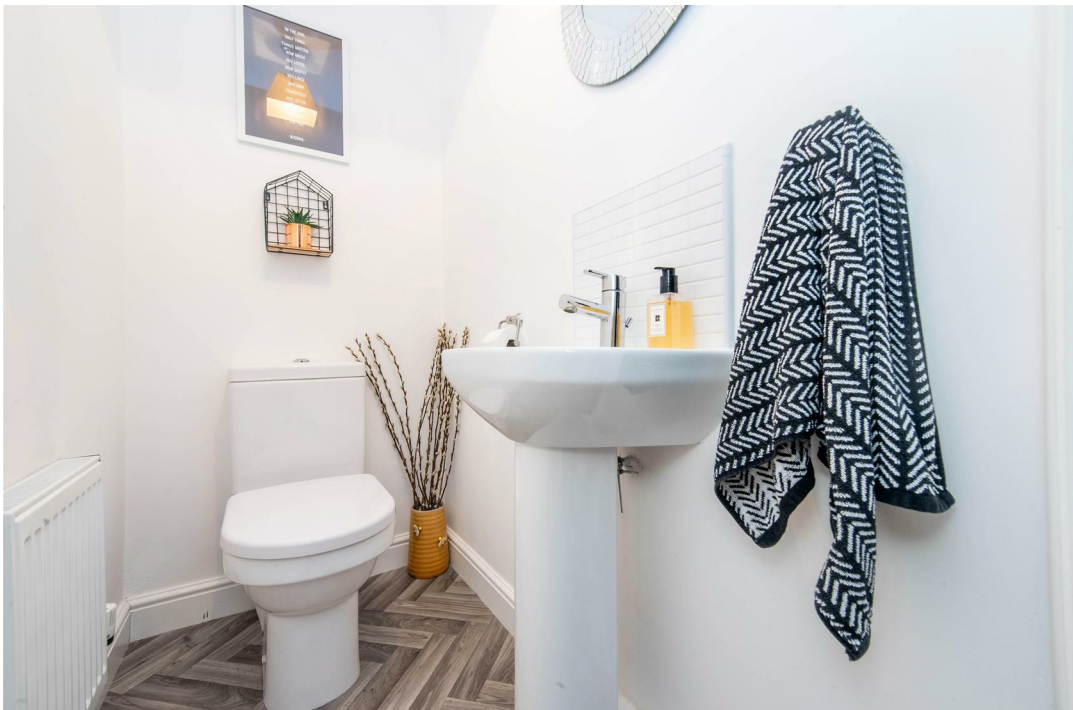
Upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from an integrated wardrobe with a built-in TV socket. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, there is a generously sized rear garden featuring a lawn and a well-maintained raised decking area, perfect for relaxing or entertaining. The home also includes one allocated parking space located at the rear.

Early viewing is highly recommended to avoid potential disappointment.







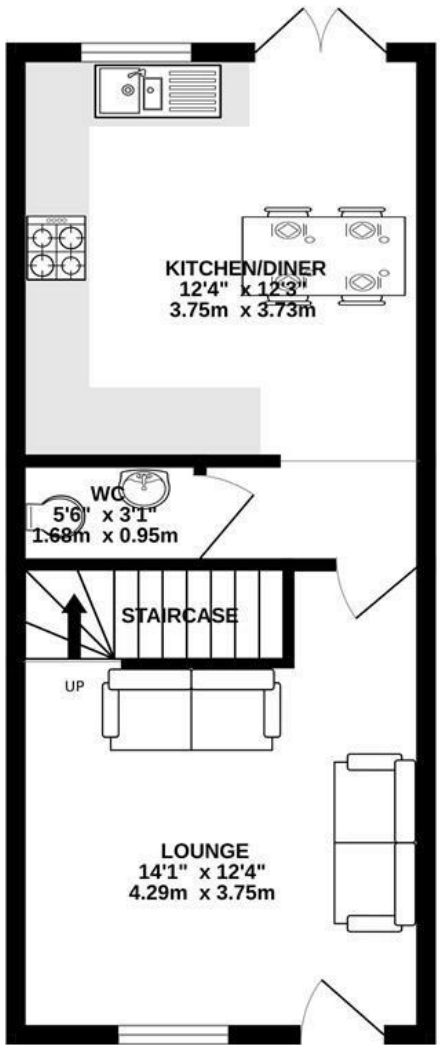




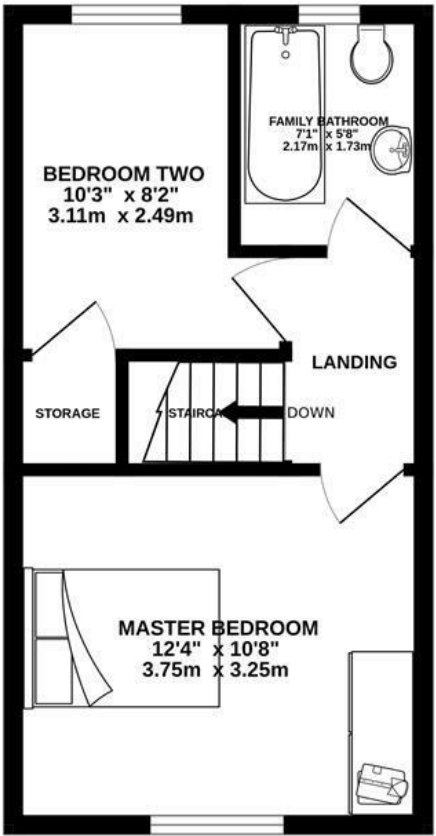


BEN ROSE

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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	

