



Blackstone Road, Chorley

Offers Over £104,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace property, ideally suited to first-time buyers or investors seeking a project home with excellent potential. Situated within walking distance of Chorley town centre, the property benefits from a wealth of nearby amenities including local shops, supermarkets, restaurants, pubs, leisure facilities, and well-regarded schools. For commuters, the location is exceptionally convenient, offering easy access to Chorley rail station with direct services to Preston and Manchester, as well as strong bus links to Preston, Blackburn, and Wigan. The nearby M6 and M61 motorways further enhance connectivity, while attractions such as Astley Park provide beautiful outdoor space close by.

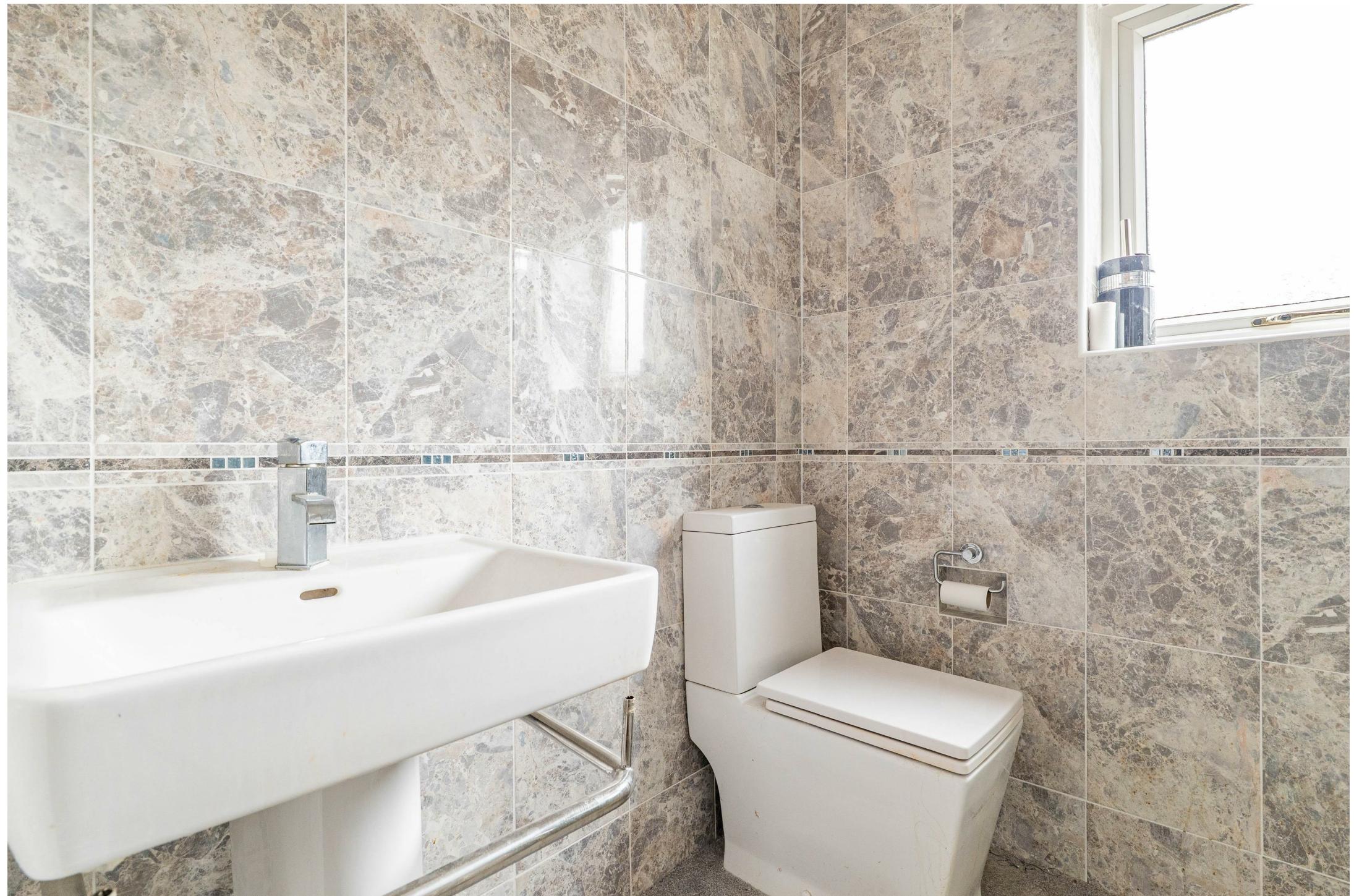
Upon entering the property, you are welcomed through an entrance porch into the open plan lounge and dining area, offering a flexible layout ideal for modern living. This spacious ground floor layout provides a blank canvas for personalisation and refurbishment. To the rear sits the fitted kitchen, which offers direct access to the outdoor space and leads through to a WC/utility room, adding convenience and practicality to the ground floor.

To the first floor, the home features three well-sized bedrooms. The master bedroom is a generous double, while the second bedroom also offers excellent proportions, making it ideal for children, guests, or workspace. The third bedroom is a comfortable single, perfect for a nursery or study. Completing the floor is a modern three-piece shower room, already updated and providing a functional and contemporary space.

Externally, the property benefits from street parking to the front, while the rear offers a low-maintenance paved yard, ideal for storage or outdoor seating.

This property presents an exciting opportunity for those looking to add value and create a home tailored to their own style, in a highly convenient and popular location.







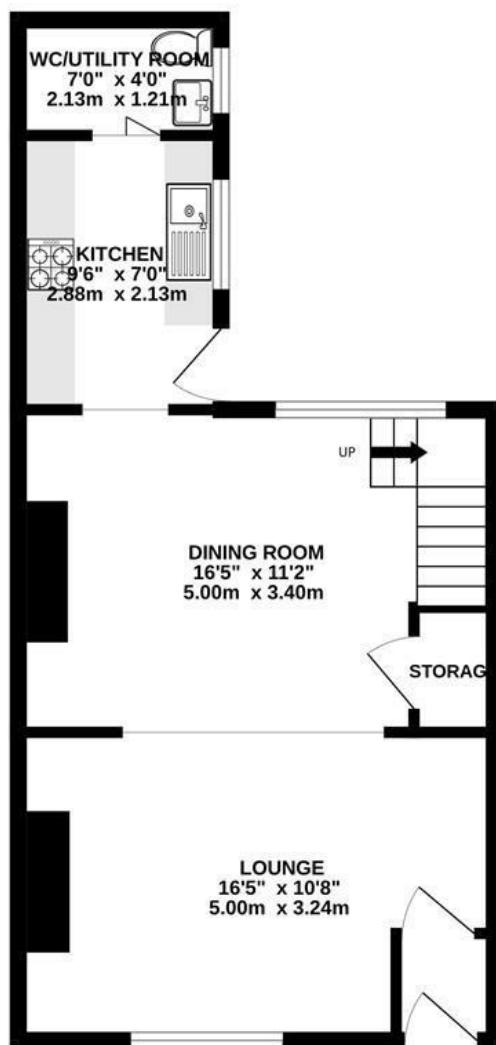




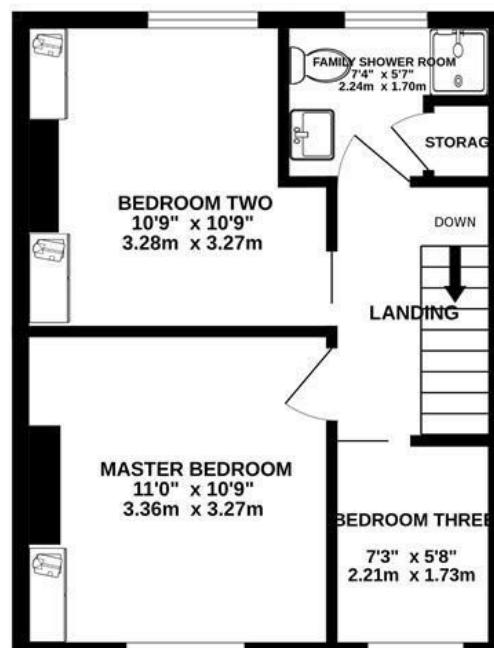


BEN ROSE

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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 indicative 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 (CO₂) 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	

