



## Seymour Street, Chorley

**Offers Over £99,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, situated within walking distance of Chorley town centre. This home is an ideal opportunity for first-time buyers or investors seeking a buy-to-let in the area. Residents will benefit from excellent local amenities right on the doorstep, including supermarkets, schools, and restaurants. Additionally, the property offers superb travel links via the nearby Chorley train station and easy access to the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a fireplace and a charming bay-fronted window that floods the room with natural light. From here, you enter the generously sized kitchen at the rear. The kitchen provides ample storage, along with an integrated oven and hob. A single door leads out to the rear yard.

Moving upstairs, you will find two well-proportioned double bedrooms and a modern four-piece family bathroom.

Externally, the property benefits from plenty of on-road parking to the front. To the rear, there is a generously sized yard offering a low-maintenance outdoor space. The home also benefits from solar panels, ensuring improved energy efficiency and reduced running costs.

Early viewing is highly recommended to avoid disappointment.





















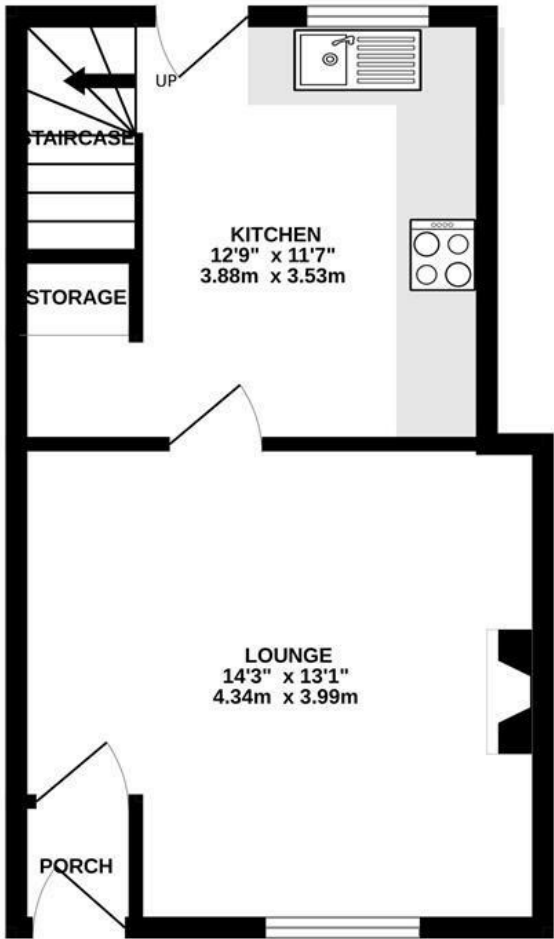




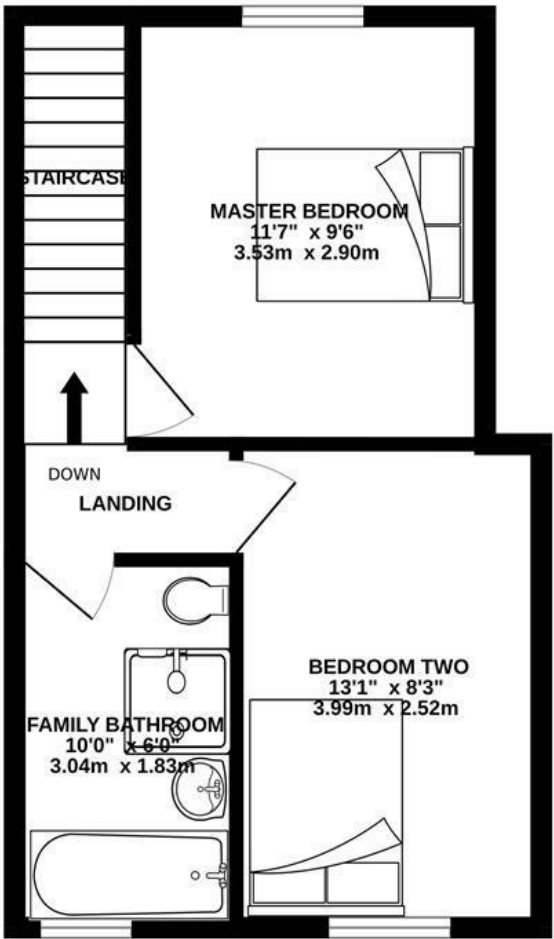


# BEN ROSE

GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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                                 | <div>71</div> | <div>91</div>                                                                                                  |
| (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<br>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<br>2002/91/EC                                                            |
|                                                                 |         |  |

