



**Market Street, Chorley**

**Offers Over £154,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom terraced home, ideally located in the popular area of Adlington, Chorley. The property is perfectly positioned for commuters, with excellent travel links including the M6 and M61 motorways just a short drive away and a train station right on your doorstep, providing easy access to nearby towns and cities. A range of local amenities, bus routes, and shops are all within walking distance, while nearby green spaces offer great opportunities for leisurely walks and outdoor enjoyment.

Entering the property, you step into a small entrance hall that provides access to all rooms on the ground floor. To the front of the home is the welcoming lounge, featuring a charming wood burner and a large bay window that allows plenty of natural light to fill the space. Moving through, you reach the kitchen, which benefits from a large window overlooking the rear yard. The kitchen is fitted with modern worktops, ample storage, and integrated appliances including a dishwasher. A central island provides additional storage and seating, making it ideal for casual dining or family meals. There is also a useful under-stairs storage cupboard accessible from the kitchen. To the rear of the ground floor is the three-piece family bathroom, complete with a corner bathtub and a large window, while a door from the kitchen provides direct access to the yard.

The first floor hosts all three bedrooms. The master bedroom is positioned to the rear of the property, offering a quiet and comfortable retreat. Bedrooms two and three are both front-facing and benefit from windows that bring in plenty of natural light, making them suitable for family use, guests, or a home office.

Externally, the property offers a low-maintenance rear yard with space for outdoor seating, ideal for relaxing or entertaining.







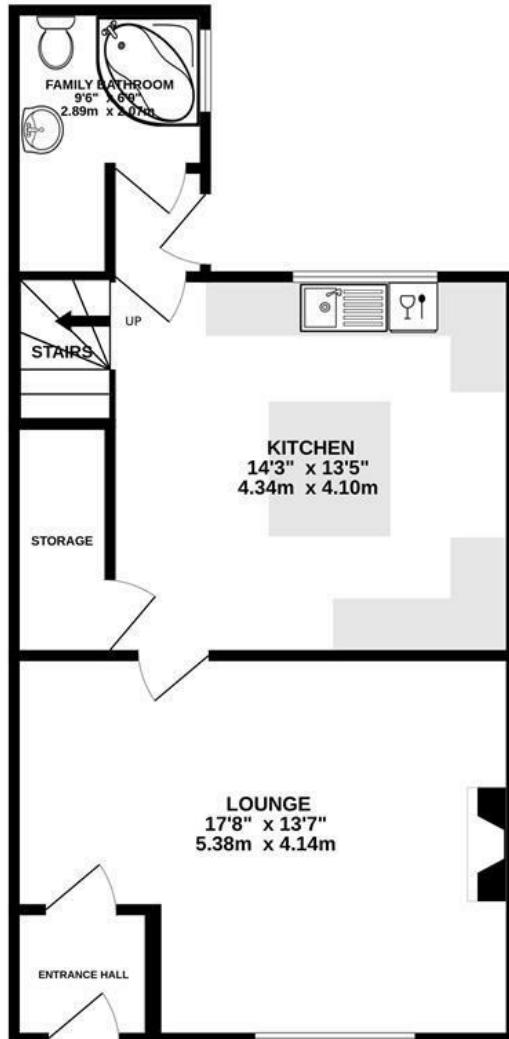




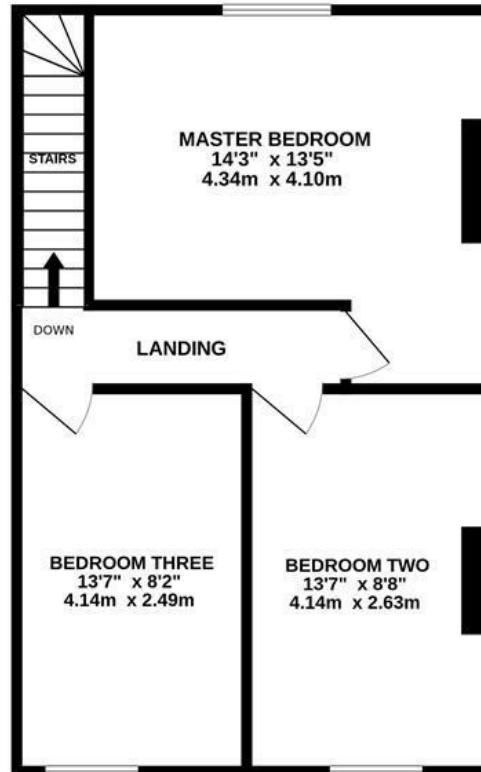


# BEN ROSE

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

