



## Eaves Lane, Chorley

**Offers Over £114,995**

Ben Rose Estate Agents are pleased to present to market this three-bedroom terraced home, ideally located in the heart of Chorley. The property benefits from excellent travel links, with the M6 and M61 motorways and a train station all just a short drive away, making commuting to nearby towns and cities both quick and convenient. A variety of local amenities, shops, and bus routes are within walking distance, while nearby green spaces provide ideal spots for leisurely walks and outdoor relaxation.

Stepping inside, the property opens into a small entrance hall that provides access to the hallway and all ground floor rooms. To the front of the home is the lounge, featuring a charming fireplace and a large window that fills the room with natural light. Moving through the hallway, you enter the kitchen/dining room, which enjoys a large window overlooking the rear yard and double doors that open directly outside, creating a bright and sociable space. The kitchen is fitted with worktops offering ample storage and space for freestanding appliances, while a useful under-stairs storage cupboard is conveniently accessed from the dining area.

The first floor accommodates all three bedrooms. The master bedroom is positioned to the front of the property, offering a spacious and comfortable layout. Bedroom two is rear-facing and benefits from a window and a small built-in storage cupboard, while bedroom three is also front-facing with a window, making it ideal as a child's room, guest room, or home office. Completing this floor is the four-piece family bathroom.

Externally, the property features a low-maintenance rear yard with space for outdoor seating, ideal for relaxing or entertaining. There is also a secure lock-up storage area to the rear, providing additional practicality, with parking available behind the property. Overall, this is a well-located and functional home offering comfortable living space and excellent transport connections.





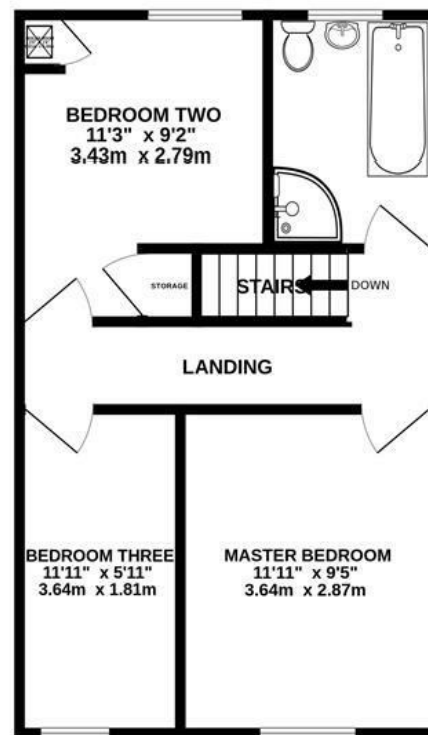


# BEN ROSE

GROUND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

