



Eaves Lane, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to the market this well-presented, two-bedroom, end terrace property, situated only a short walk into Chorley town centre. Ideal for a first-time buyer seeking a property in a prime location with excellent travel routes and amenities nearby.

Upon entering, you are greeted by an inviting entrance hall that sets the tone for the entire home. The ground floor boasts a spacious front lounge featuring a charming fireplace with a log burner and a bay-fronted window, providing ample natural light. The lounge seamlessly flows into the dining room, offering space for a large family dining table and convenient access to the under-stair storage. The rear porch, with through access to the rear yard and kitchen, enhances the overall functionality of the space. The well-equipped kitchen includes an integrated oven and freestanding appliances, catering to modern living needs.

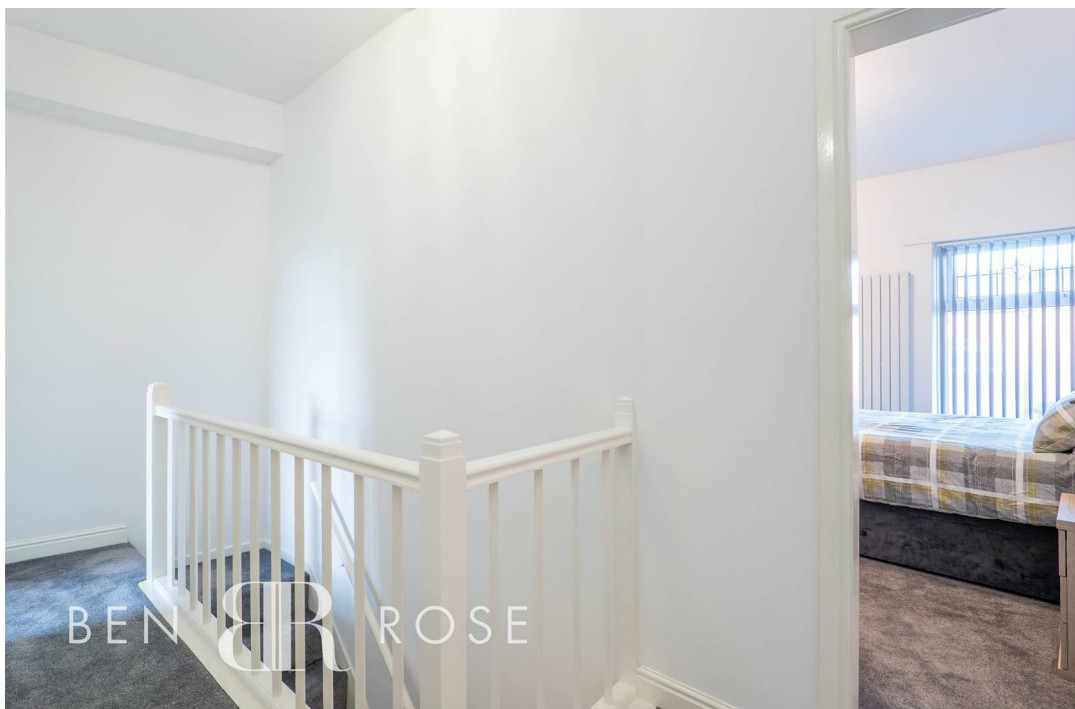
Ascending to the first floor, you'll find two double bedrooms, with the master bedroom benefiting from an integrated storage cupboard. The four-piece family bathroom features a separate bath and shower, ensuring convenience for the entire household.

The exterior of the property features on-road parking that is available on nearby side streets, and gated access leads to the front door. The convenient rear yard offers outdoor storage and access to the ginnel located behind the home.

In summary, this end terrace property combines modern living with a convenient location, making it an ideal choice for a first-time buyer. With its well-presented interior, two double bedrooms, and proximity to Chorley town centre, this home offers a perfect blend of comfort and accessibility.









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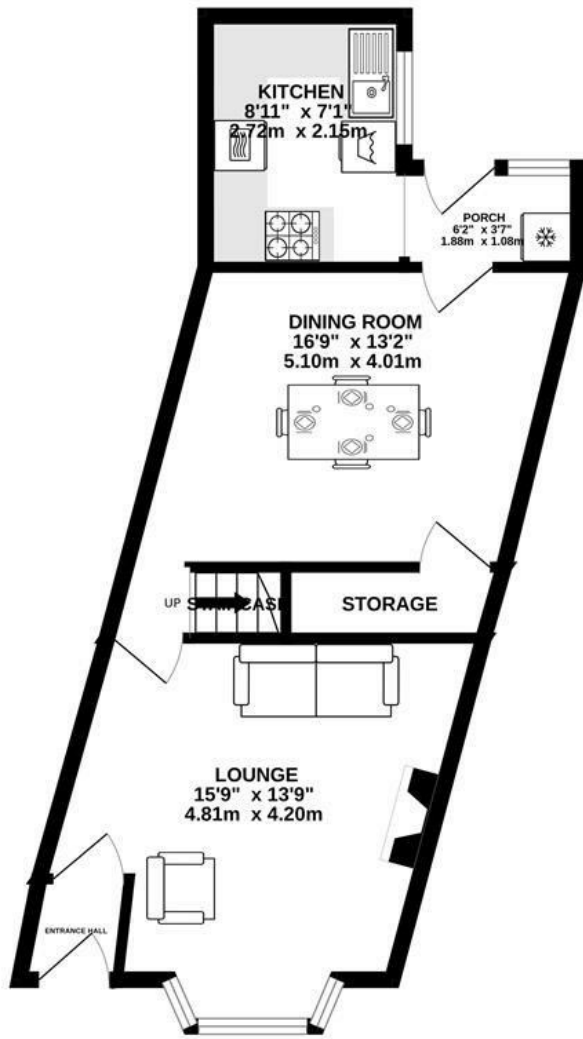


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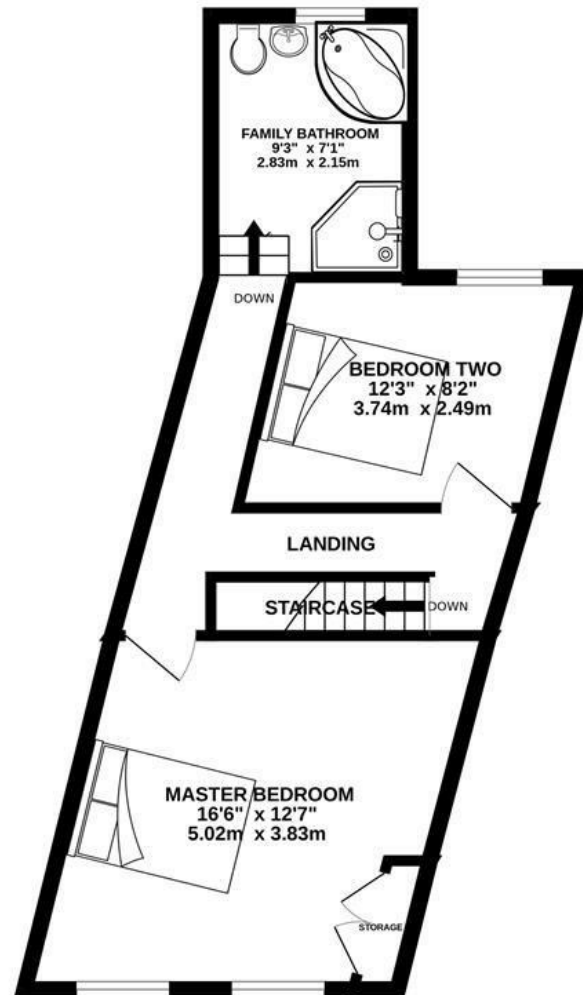




GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



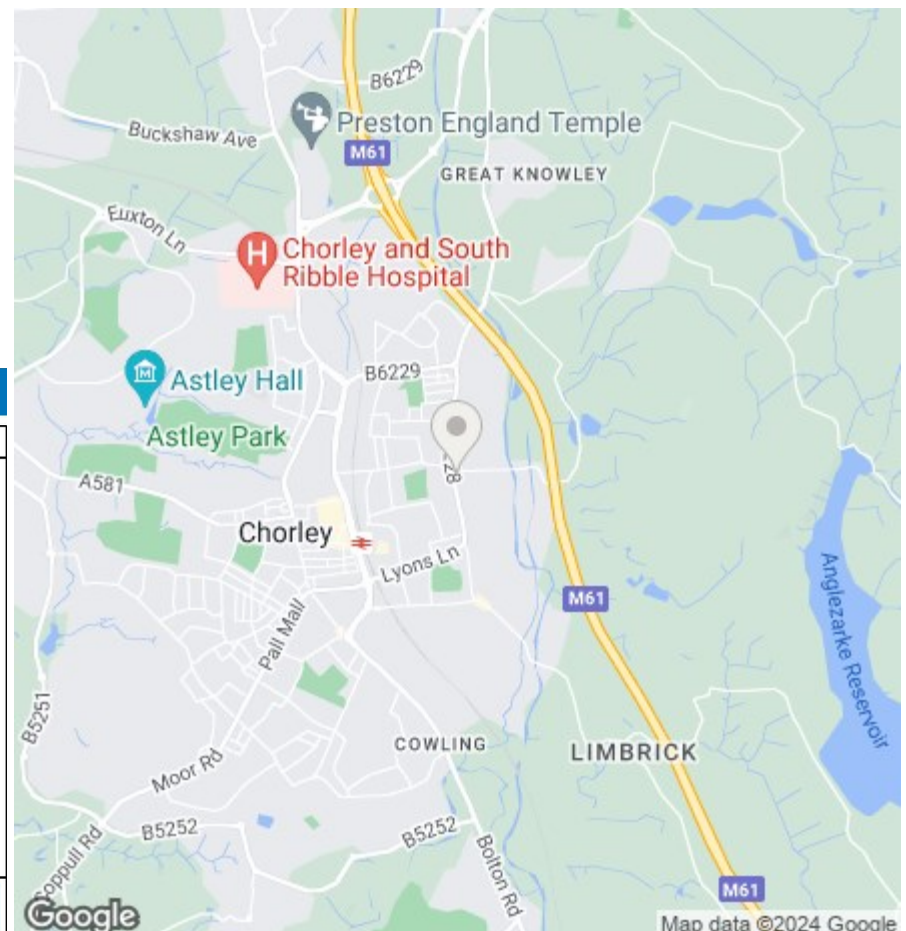
1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.1 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 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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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	

Current rating: **55** (D)

Potential rating: **77** (C)

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	

Current rating: **D**

Potential rating: **C**