BEN ROSE

Meadow Street, Wheelton, Chorley **Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to market this spacious mid terrace home, situated in the sought-after village of Wheelton. In need of comprehensive modernisation, it presents a fantastic opportunity for investors or buyers wanting to create a home to their own taste. Nearby canal and countryside walks are perfect for fresh air and exercise, while Chorley town centre offers supermarkets, restaurants, pubs and schools. Blackburn is also close by, with the M65 and M61 motorways providing excellent commuter and travel links.

The ground floor begins with a spacious lounge, a welcoming space to relax and unwind. A large dining room offers plenty of space for family meals and entertaining, and the kitchen is ready for a fresh new design. A useful utility room completes the floor and gives access to the rear yard.

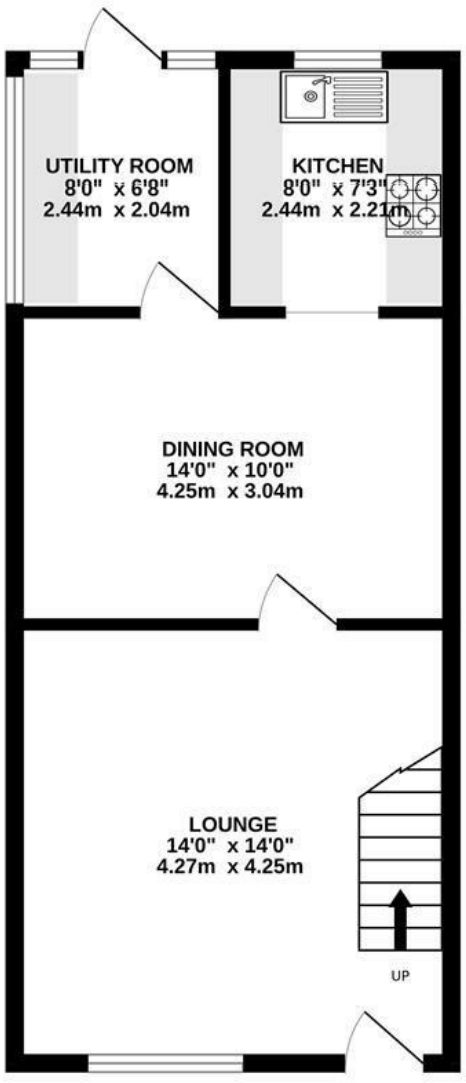
Upstairs, the large master bedroom is a real highlight, complemented by a second double bedroom and a single third bedroom, ideal as a child's room, guest room or home office. A three piece bathroom completes the first floor.

Externally, the property benefits from street parking, while to the rear is a small yard with direct access from the utility room. Offering generous accommodation and a sought-after location, this mid terrace is a superb project with real scope to add value, sure to appeal to investors and those with vision.

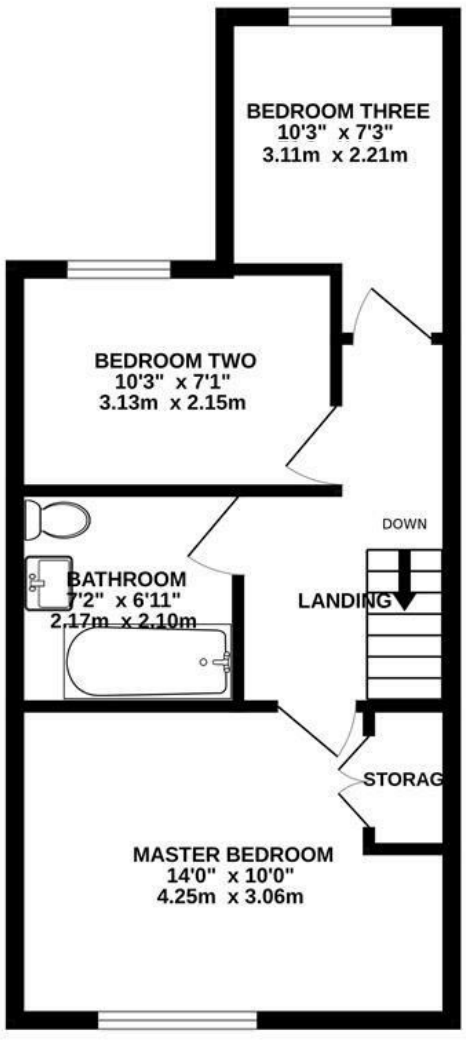
THE GALLERY
ULTRA
HIGH
TEMP
MATT BLACK PAINT
STOVES, GRATES,
FIREPLACES & GRIDDLES
SLATE
OIL
Leyland

BEN ROSE

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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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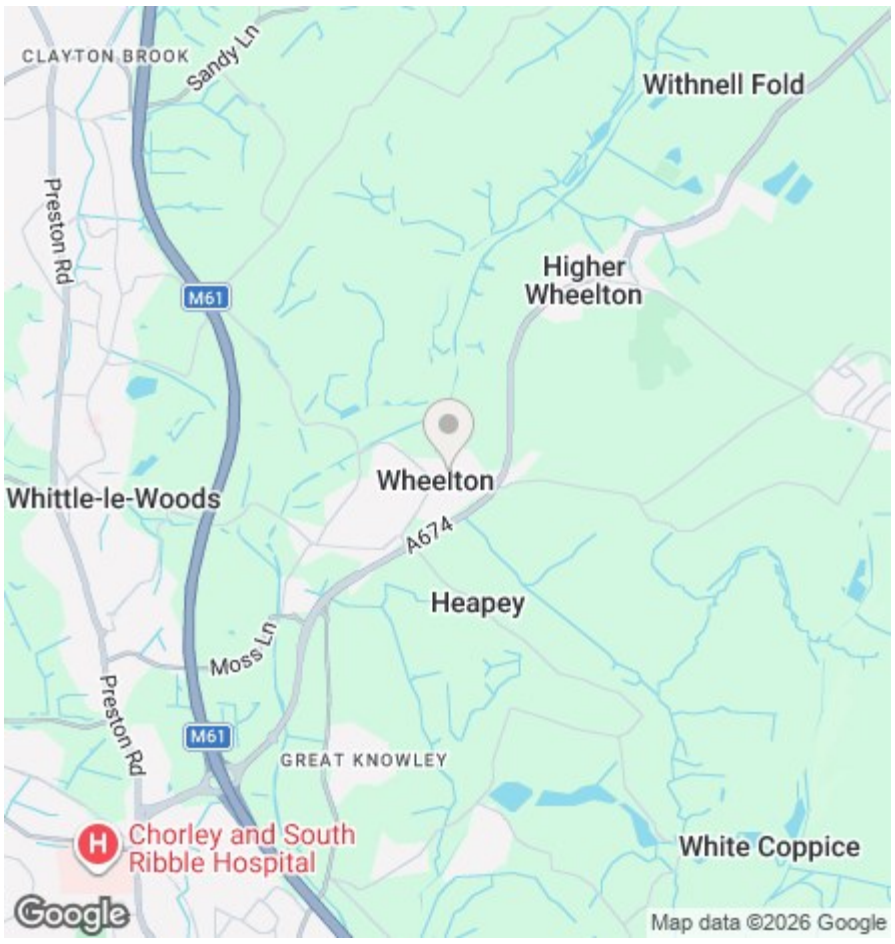
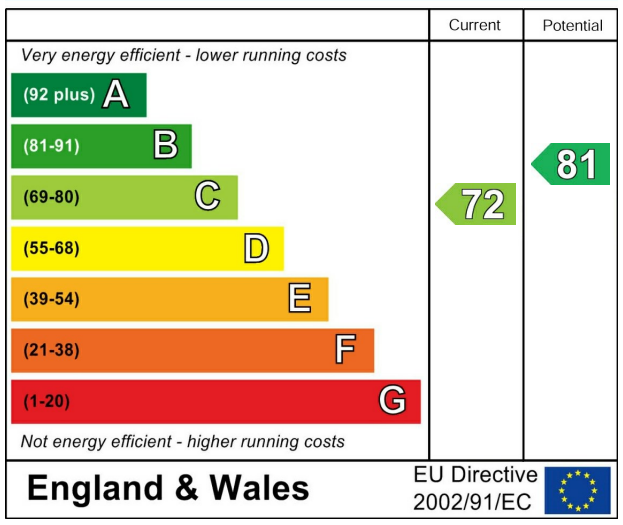
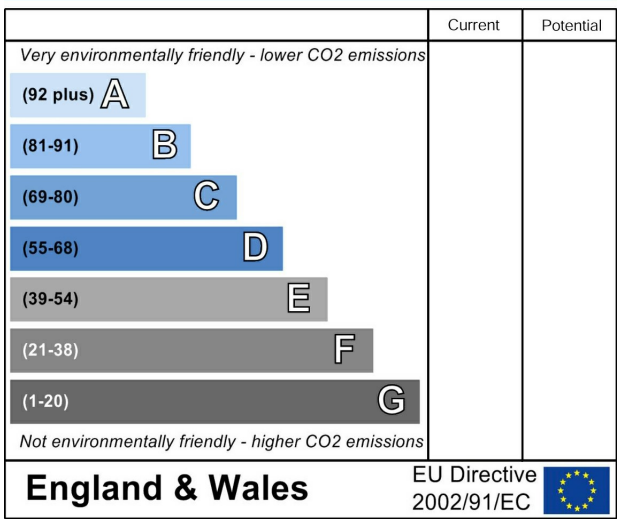
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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



Environmental Impact (CO_2) Rating