



## Jubilee Place, Chorley

**Offers Over £169,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, ideally located on the outskirts of Chorley Town Centre. Perfect for investors or first-time buyers, the home is within walking distance of the town centre and conveniently positioned close to a range of local amenities, including shops, schools, and cafés. Excellent transport links further enhance its appeal, with Chorley Train Station and regular bus routes nearby, as well as easy access to the M6 and M61 motorways, providing seamless travel to Preston, Bolton, and Manchester.

Stepping into the property, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the left, you will enter the spacious lounge, which features a charming fireplace and a beautiful bay window overlooking the front aspect, filling the room with natural light. From here, you will move through to the modern kitchen/diner. The kitchen offers ample storage along with an integrated oven and hob, while the dining area provides plenty of space for a family dining table, with sliding patio doors opening onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom with an over-the-bath shower.

Externally, at the front, the home boasts a private driveway providing off-road parking for multiple vehicles. At the rear is a generously sized garden featuring a lawn and a raised decking area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





















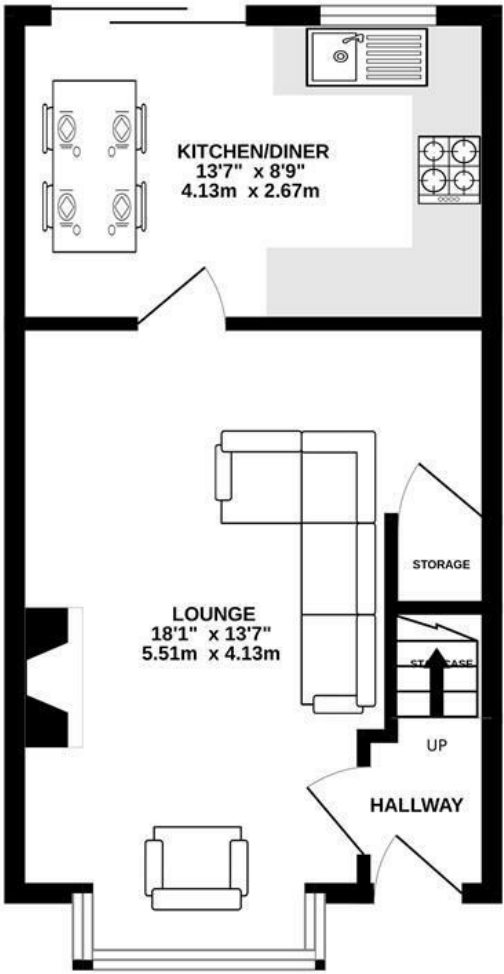




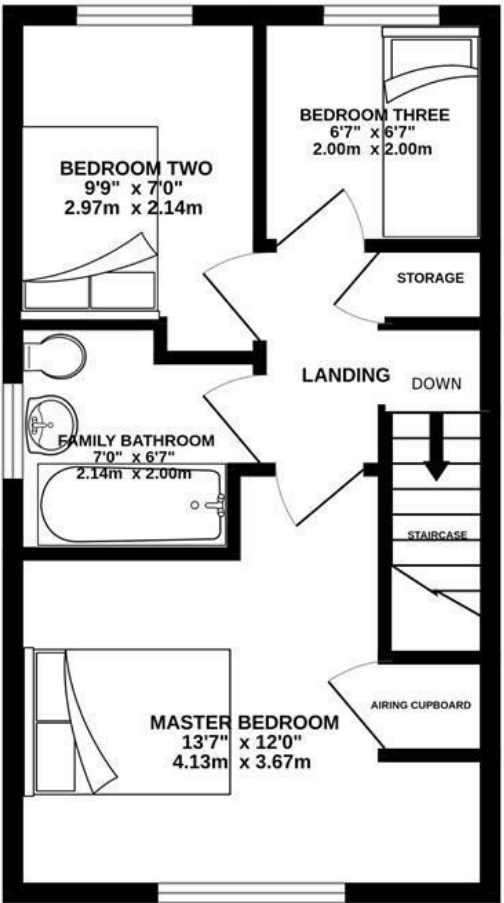


# BEN ROSE

GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

