BEN ROSE



Southport Terrace, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this attractive two-bedroom terraced home, offering a fantastic opportunity for first-time buyers, downsizers or investors alike. Newly redecorated throughout, the property provides a fresh and welcoming feel while offering scope for the new owner to further personalise the kitchen and make the home their own. The accommodation is well proportioned across two floors, with a spacious lounge, fitted kitchen, two bedrooms and a newly fitted three-piece family shower room. Ideally positioned in Chorley, the property is conveniently located for a wide range of everyday amenities, including shops, supermarkets, cafés, restaurants, leisure facilities and the town centre. Chorley is particularly well connected, with its railway station providing services towards destinations including Manchester, Preston, Bolton and Blackpool, while Chorley Interchange offers a variety of local bus services and connections to surrounding towns and cities. The town also benefits from excellent road links, with the M61, M6 and M65 all easily accessible, making Preston, Blackburn, Bolton, Wigan and Manchester readily reachable. For those who enjoy the outdoors, both Astley Park and the extensive Yarrow Valley Country Park provide excellent opportunities for walking, recreation and family days out.

Stepping through the welcoming entrance vestibule, you are immediately introduced to the spacious front lounge, which provides a comfortable and inviting reception space. The room benefits from a front-facing window allowing plenty of natural light to enter, attractive laminate plank flooring and a traditional wooden fireplace incorporating a gas fire, creating a pleasant focal point. A door leads through into the kitchen, which is fitted with a range of integrated appliances and provides useful preparation and storage space, whilst offering excellent potential for modernisation to suit the incoming owner's individual taste and requirements. The staircase is positioned towards the rear of the room, with a window overlooking the rear yard and an external door providing convenient access outside. The laminate plank flooring continues through from the lounge, creating a degree of continuity between the principal ground floor rooms.

Moving upstairs, the first floor provides two well-proportioned bedrooms alongside the newly fitted family shower room. The master bedroom is positioned to the front of the property and benefits from a front-facing window, while having recently been re-carpeted to provide a fresh and comfortable finish. Bedroom two is positioned to the rear and features a rear-facing window along with practical vinyl plank flooring. Completing the accommodation is the newly fitted three-piece family shower room, which has been finished in a contemporary style and features a corner shower, WC and wash hand basin, together with vinyl plank flooring. The first floor provides a practical arrangement that will appeal to a variety of buyers, whether looking for a first home, a manageable property to downsize into or an investment opportunity.

Externally, residential parking is readily available to the front of the property, providing convenient access for residents and visitors. To the rear is a well-maintained and fully enclosed yard, offering a private and manageable outdoor space that is ideal for sitting out during the warmer months, entertaining or simply enjoying some fresh air without the upkeep associated with a larger garden. Overall, this well-presented terraced home offers an appealing combination of affordability, fresh contemporary presentation and excellent potential, with the recent redecoration, newly fitted shower room and new master bedroom carpet providing a great starting point for its next owner. With its convenient Chorley location, excellent transport connections and scope to modernise the kitchen to individual taste, this is a property that deserves early consideration from first-time buyers, downsizers and investors alike.





















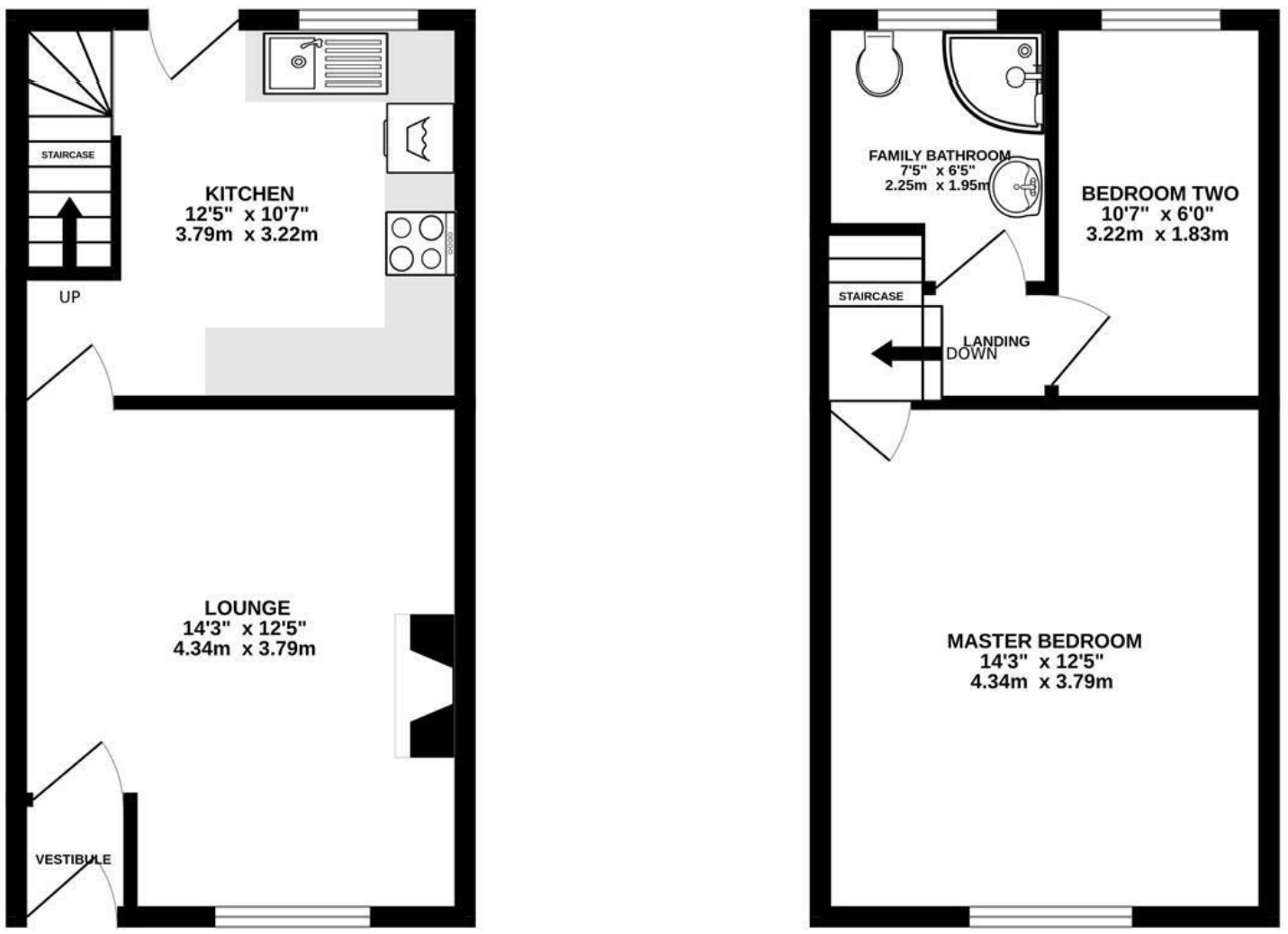




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GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.

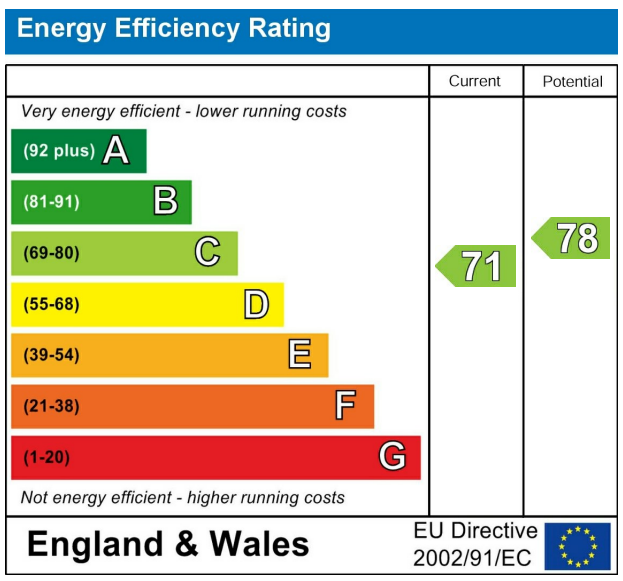
1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

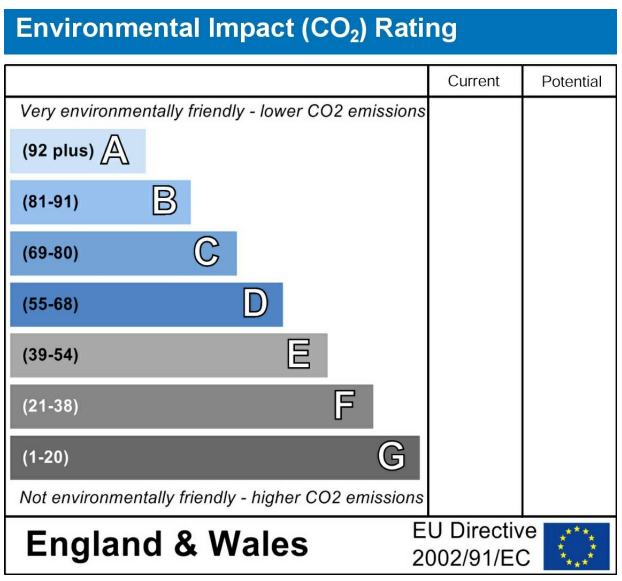


TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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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