



## Geoffrey Street, Chorley

**Offers Over £129,995**

Ben Rose Estate Agents are delighted to bring to market this charming two-bedroom mid-terraced home, perfectly positioned in the heart of Chorley town centre and an excellent choice for a first-time buyer. Just a short stroll from the vibrant high street, the property offers easy access to a host of local amenities, including excellent schools, an array of shops, and essential everyday services. Commuters will appreciate the close proximity to Chorley's train station as well as the superb transport links provided by the M6 and M61 motorways, ensuring convenient travel across the region. Early viewing is strongly recommended to secure this delightful home.

Stepping inside, you are greeted by a bright and welcoming entrance porch that flows into the spacious dining room. This inviting space can accommodate a large family dining table and additional furnishings, and is enhanced by a lovely bay-fronted window at the front, filling the room with natural light and creating a warm, homely feel. The dining area seamlessly connects to the generous lounge at the rear, where there is ample room for a large sofa and additional furnishings. This comfortable living space also provides access to the stairs and the kitchen, as well as housing one of the property's two fireplaces, both of which remain open and ready for use, with the second located in the dining room.

The modern kitchen adjoins the lounge and has been thoughtfully designed with an integrated hob, stylish complimentary worktops, and a contemporary finish, making it a perfect setting for everyday cooking as well as entertaining guests. Access to the yard can be found here.

Upstairs, the property offers two well-proportioned bedrooms, the master spans the width of the home and benefits from built-in wardrobes. The family bathroom is completed to a high standard and features a three-piece suite with an over the bath shower.

Externally, the front of the home provides space for on-road parking and a neat gated garden, while to the rear lies a good-sized enclosed walled yard, mainly paved for low maintenance. This private outdoor area can be accessed via a gated communal ginnel and offers a versatile space that can be enjoyed in a variety of ways.





















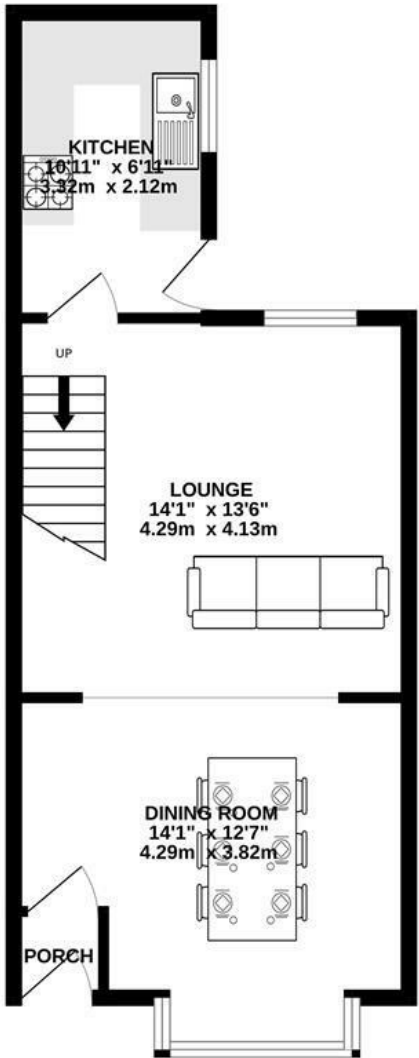




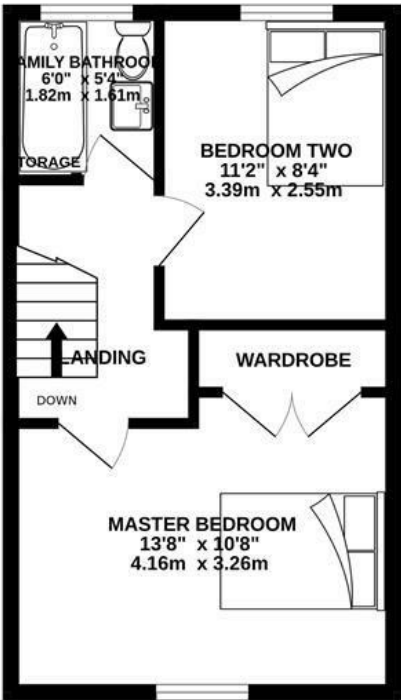


BEN ROSE

GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.




1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 