BEN ROSE

Cambridge Street, Chorley **Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom terraced property, ideally situated within walking distance of Chorley town centre. Offering spacious accommodation throughout, this home is perfectly suited to first-time buyers, couples, or those looking to take their next step onto the property ladder. The property enjoys a highly convenient location with a wealth of local amenities nearby, including supermarkets, shops, cafés, restaurants, and leisure facilities. Excellent travel links are also close at hand, with Chorley railway station providing direct connections to Manchester, Preston and beyond, whilst nearby bus routes and easy access to the M61 and M6 motorways make commuting straightforward.

Upon entering the home, you are welcomed into a reception hall which leads through to the spacious front lounge. This inviting room benefits from a feature fireplace, creating a cosy focal point, whilst the open staircase adds character and a sense of space. From here, you enter the generously sized kitchen diner, offering ample room for family dining and entertaining. The modern fitted kitchen is well-equipped with a range of integrated appliances and is complemented by useful under-stair storage. An external door provides convenient access to the rear yard.

Moving upstairs, the first-floor landing gives access to three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, providing excellent storage solutions, whilst the second bedroom features an airing cupboard. The third bedroom offers versatility and could be utilised as a nursery, home office or guest room if required. Completing the accommodation is the three-piece family bathroom, fitted with a bath and overhead shower.

Externally, the property benefits from residential parking to the front. To the rear, there is a good-sized enclosed yard which provides an excellent outdoor space for relaxing, entertaining or enjoying low-maintenance living. The yard also benefits from a useful outbuilding for additional storage. Combining spacious living accommodation, a convenient town centre location and excellent transport links, this property presents a fantastic opportunity for first-time buyers and couples alike.

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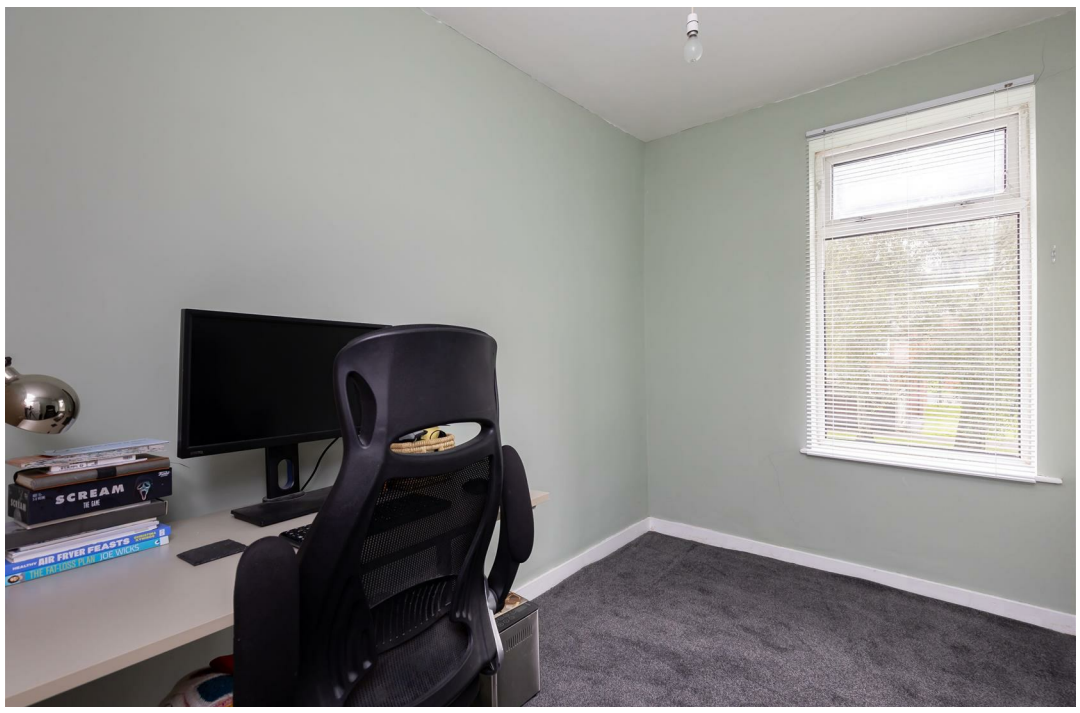
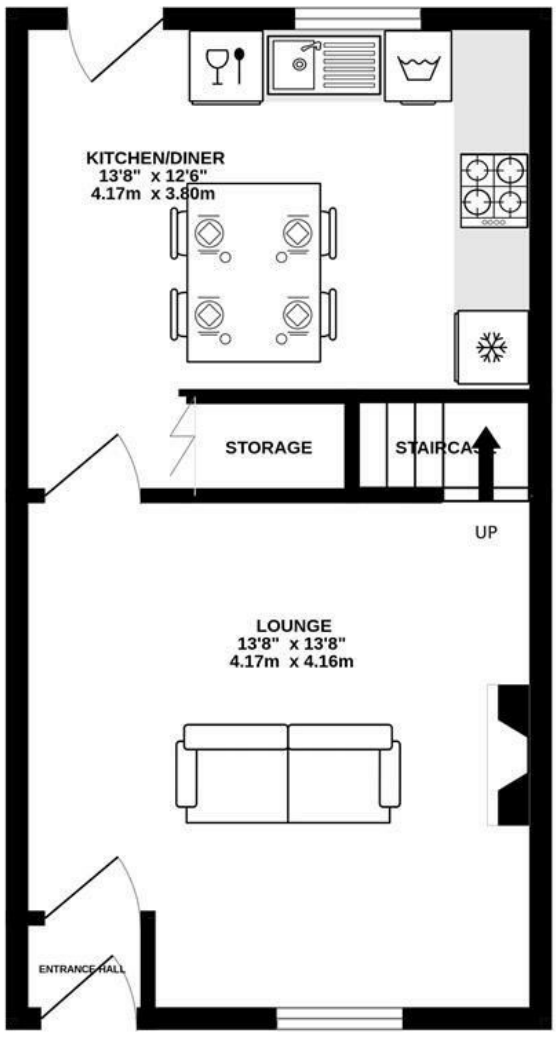
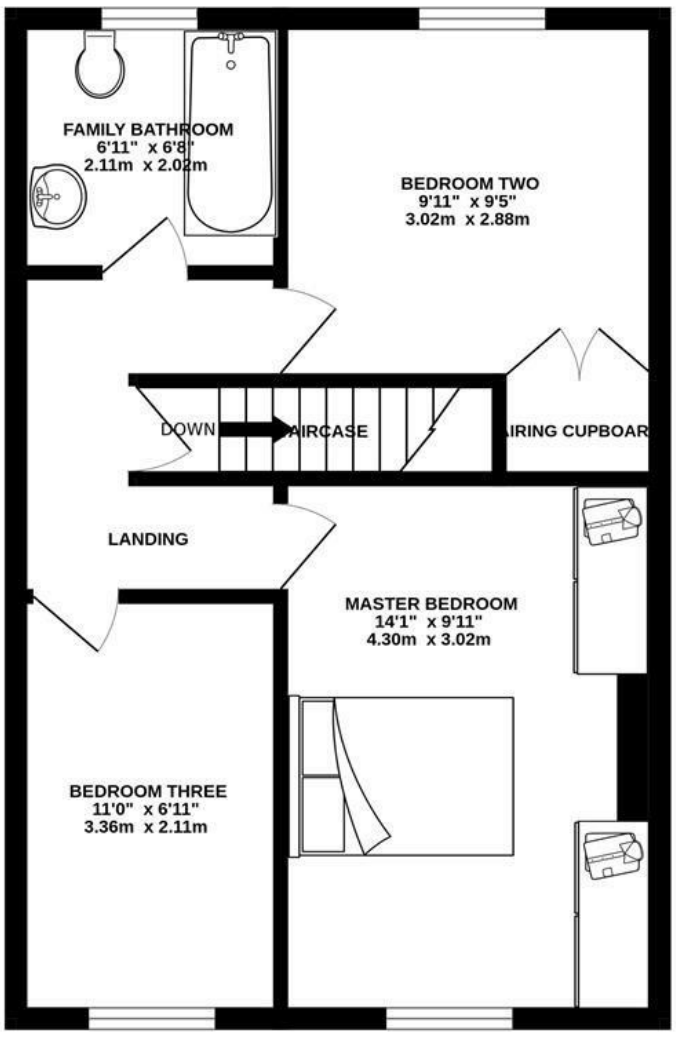

SCREAM
AIR FRYER FEASTS

BEN ROSE

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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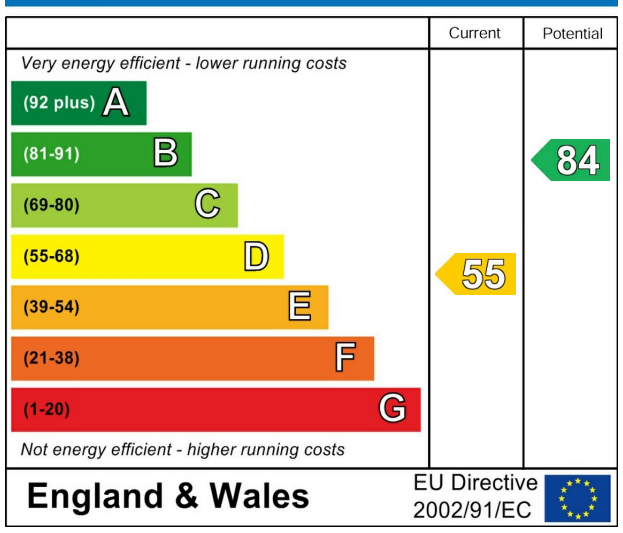
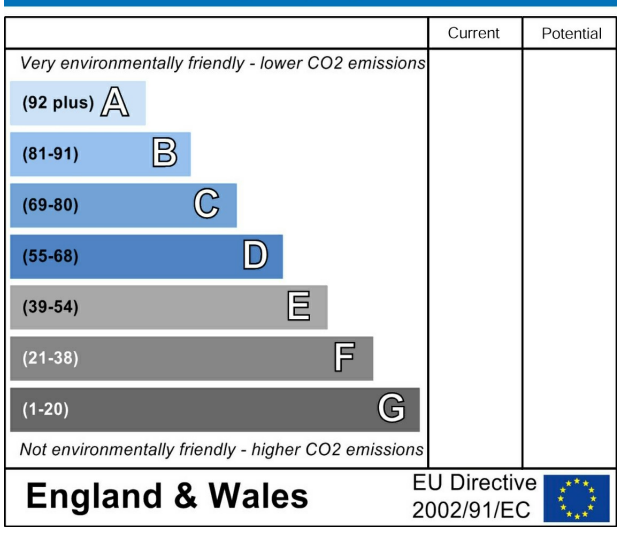
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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



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