BEN ROSE

Eaves Lane, Chorley

Offers Over £144,995

Ben Rose Estate Agents are pleased to present to market this beautifully spacious two-bedroom mid-terrace property, ideally located just outside Chorley town centre. This charming home offers generous room sizes, tall ceilings, and fantastic potential throughout, making it an ideal opportunity for first-time buyers or couples. The property is situated within easy reach of local amenities including shops, schools, and cafes, with Chorley train station and regular bus routes nearby for convenient commuting. Excellent transport links also connect the home to the M6 and M61 motorways, offering easy access to Preston, Bolton and Manchester.

Stepping through the front door, you are welcomed by a small porch leading into an entrance hall that sets the tone for the spacious accommodation on offer. To the front of the home, the lounge features a striking bay window that floods the room with natural light, complemented by the high ceilings and a traditional gas fireplace that add a sense of warmth and character. Moving through to the rear of the property, the large dining room provides a versatile space currently utilised as both a dining and office area, complete with handy under-stairs storage. The kitchen sits beyond, offering plenty of storage and worktop space, an integrated oven and hob, and direct access to the rear yard.

To the first floor, a generously sized landing continues the home's airy feel. The master bedroom is particularly spacious, featuring two large windows, a beautiful feature fireplace, and ample room for furnishings. The second double bedroom is also well-proportioned, ideal for guests or as a hobby room. Completing the floor is the expansive family bathroom, fitted with both a separate shower and a luxurious corner jacuzzi bath a standout feature that adds a touch of comfort and relaxation to the home.

Externally, the property benefits from a gated and neatly flagged front garden that adds kerb appeal and privacy. To the rear is a low-maintenance yard, finished with concrete and a seating area ideal for outdoor dining, along with a small outbuilding providing additional storage.

In summary, this well-presented and characterful property offers fantastic potential for buyers looking to step onto the property ladder or secure a spacious home close to Chorley's amenities. With its tall ceilings, large rooms, and great location, this home perfectly blends traditional charm with practical modern living.

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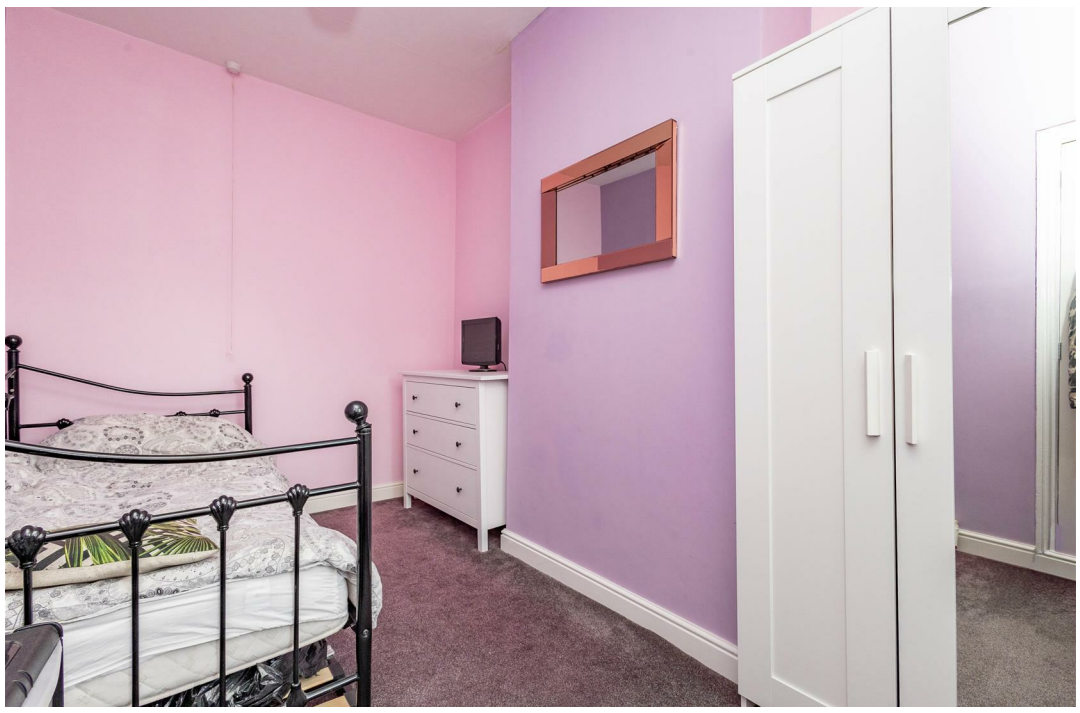
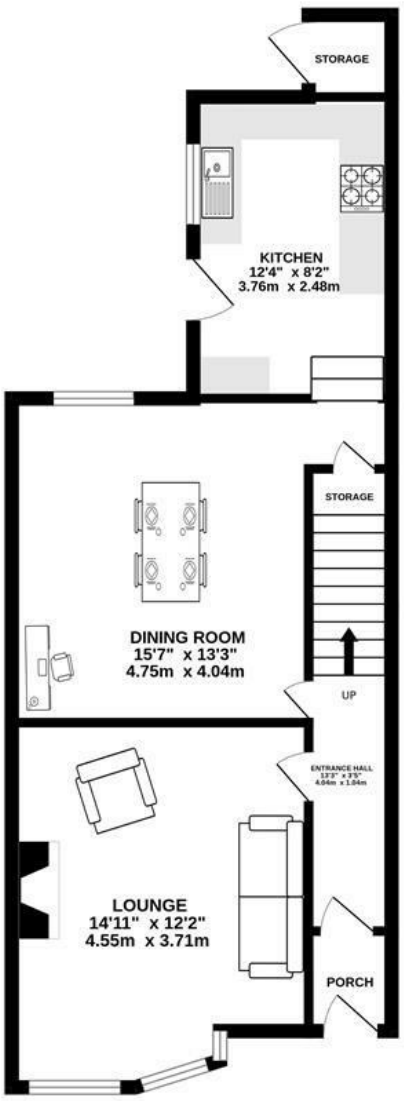
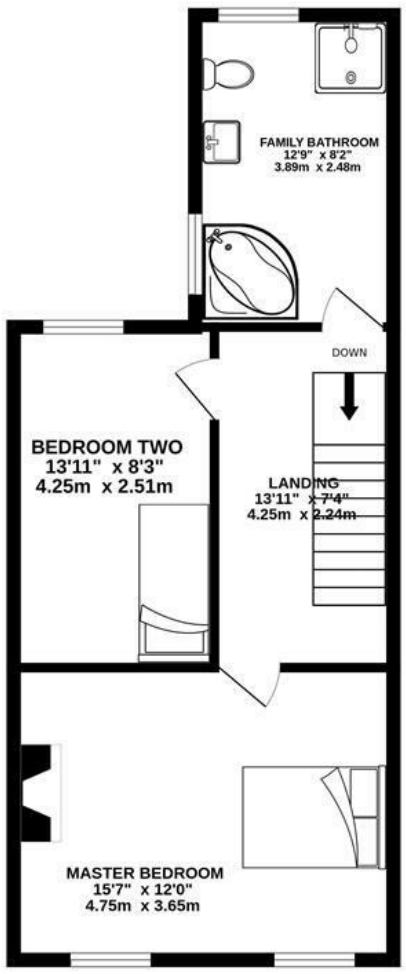


BEN ROSE

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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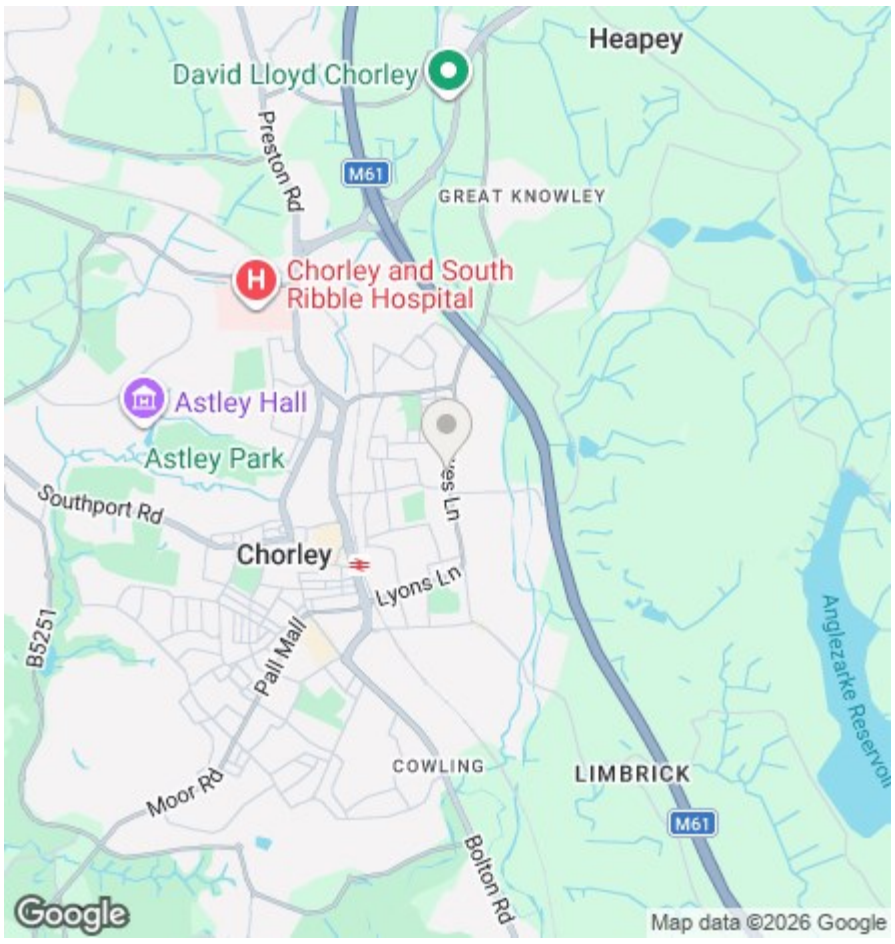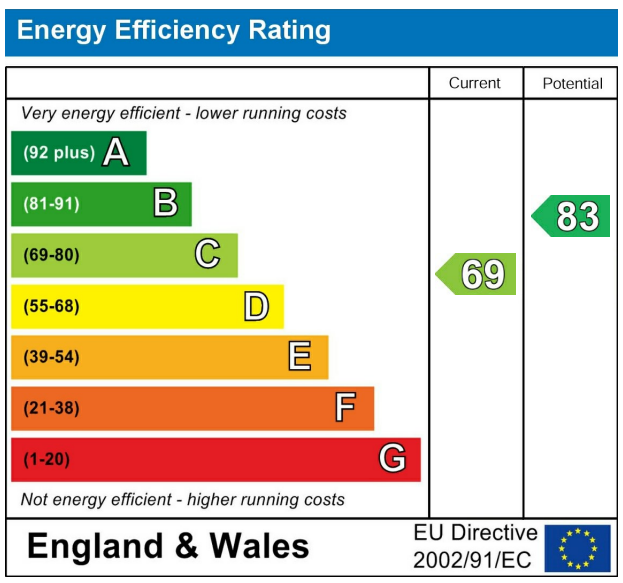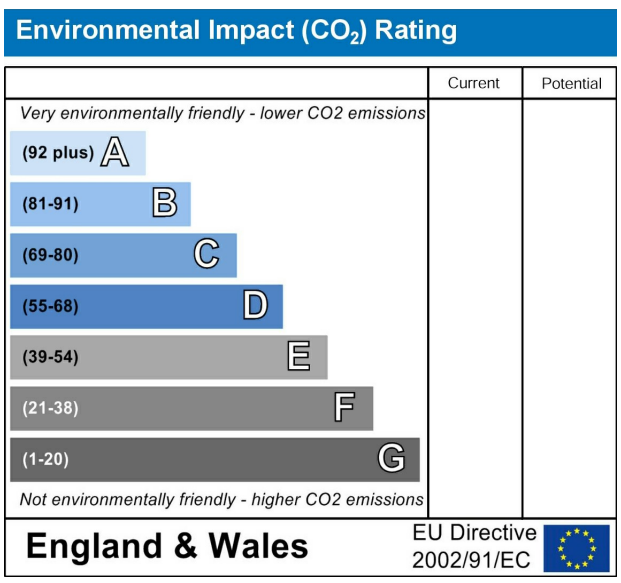
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.