BEN ROSE



Cunliffe Street, Chorley

Offers Over £145,000

Ben Rose Estate Agents are pleased to present to market this deceptively spacious three-bedroom mid-terrace home, ideally situated in a highly sought-after area within a short walk of Chorley town centre. Offering generous accommodation throughout, this property presents an excellent opportunity for first-time buyers or growing families looking for a well-positioned home with plenty of space. The location is particularly convenient, with a range of local amenities, supermarkets and well-regarded schools close by. For commuters, Chorley train station provides regular connections to major towns and cities across the North West, while the nearby M6 and M61 motorways offer excellent road links. Early viewing is highly recommended to avoid missing out on this appealing home.

Upon entering, you are welcomed by an entrance porch leading through to a spacious lounge, complete with a feature fireplace. To the rear, the modern kitchen/diner offers ample wall and base units, a combination of integrated and freestanding appliances, and plenty of space for everyday dining. The staircase is also located within this area, along with access out to the rear garden.

Moving upstairs, the property continues to impress with three generously sized bedrooms, providing comfortable accommodation for families, guests or those requiring additional space for home working. Completing the first floor is a three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property benefits from on-road parking to the front, available to permit-holding residents. To the rear, there is a well-sized and enclosed garden, bordered by brick walls and offering a combination of a flagged patio area and raised wooden decking, providing a pleasant outdoor space for relaxing or entertaining.





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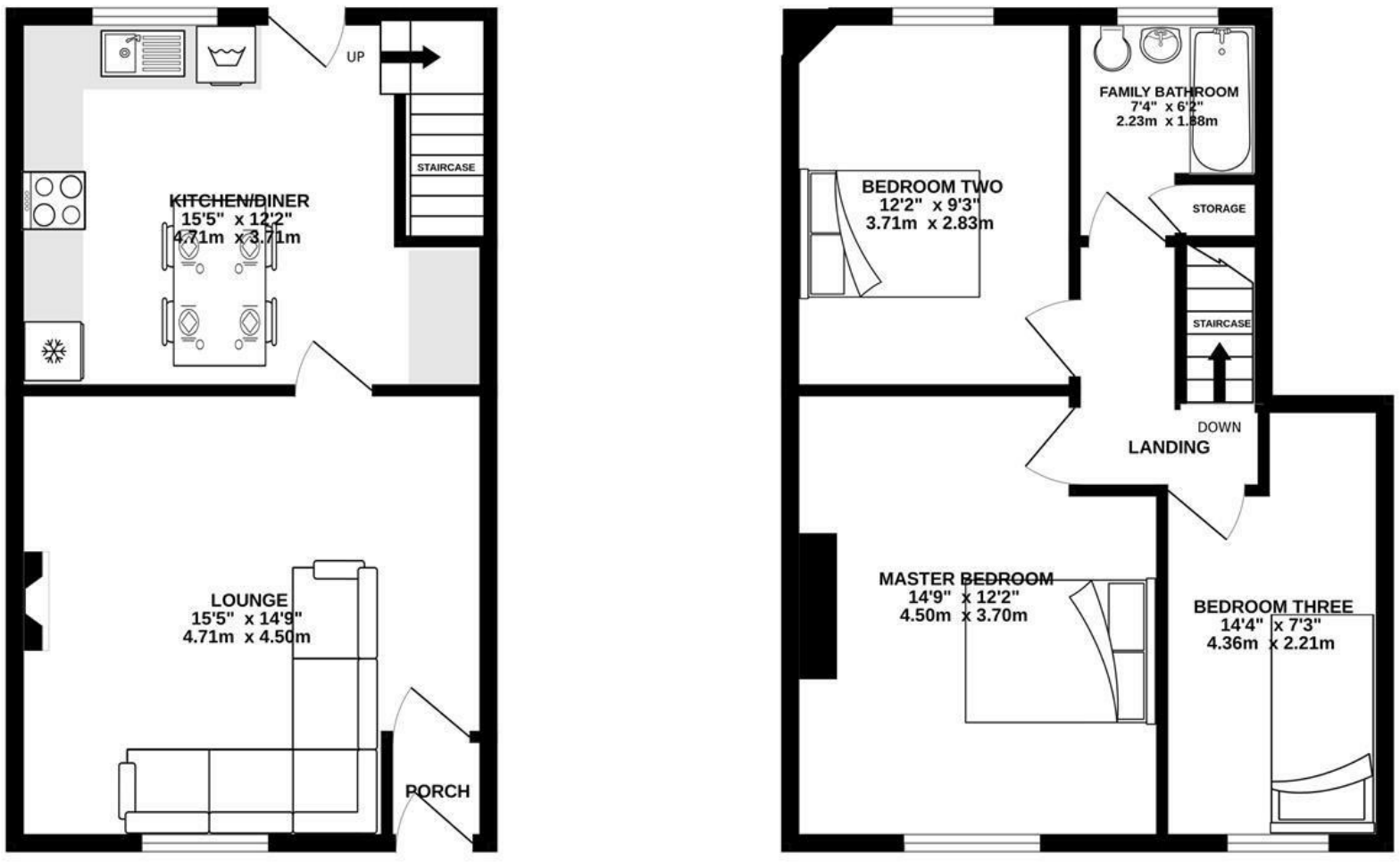


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GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

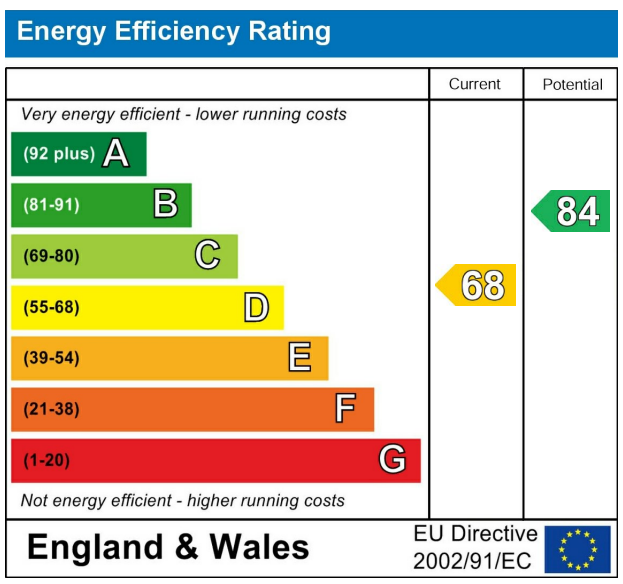
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

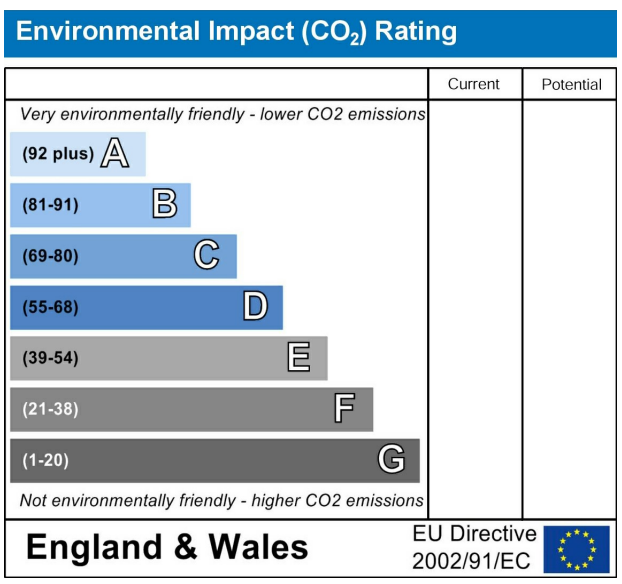


TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

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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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.







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