



Howard Road, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, mid-terrace home situated in a popular residential area of Chorley. Ideal for first-time buyers, this well-presented property offers spacious interiors and a practical layout, making it an excellent step onto the property ladder. Located just a short stroll from Chorley town centre, the home benefits from easy access to a host of local amenities including supermarkets, cafes, schools, and leisure facilities. Excellent travel links are nearby with Chorley train station offering direct routes to Preston, Manchester and beyond, while convenient access to the M61 and M6 motorways makes commuting across the North West a breeze.

Stepping into the home, you're welcomed via a vestibule that opens into a generously sized front lounge, complete with a feature fireplace that adds a cosy focal point to the room. From here, there's access to useful under-stair storage, and double doors lead through to the spacious dining room. This area comfortably accommodates a family dining table and also provides access to the staircase, along with additional storage space. To the rear of the property, you'll find a well-appointed kitchen with ample worktop and cupboard space, leading into a practical utility room that offers external access to the rear yard — perfect for everyday convenience.

Moving upstairs, the property boasts two well-proportioned double bedrooms, each offering integrated storage to maximise space. Both rooms enjoy good levels of natural light and are ideal for either sleeping accommodation or potential home office use. Completing the upper floor is a spacious four-piece family bathroom featuring a separate bath and shower – a rare and welcome addition for a property of this type.

Externally, the property benefits from on-road parking to the front. To the rear, a private yard provides a low-maintenance outdoor space, perfect for enjoying a morning coffee or hosting small gatherings. There is also an outbuilding with potential for a variety of uses, whether as additional storage, a small workshop, or even a home gym.

This lovely home offers a fantastic opportunity for first-time buyers seeking a well-positioned and spacious property close to all that Chorley has to offer.







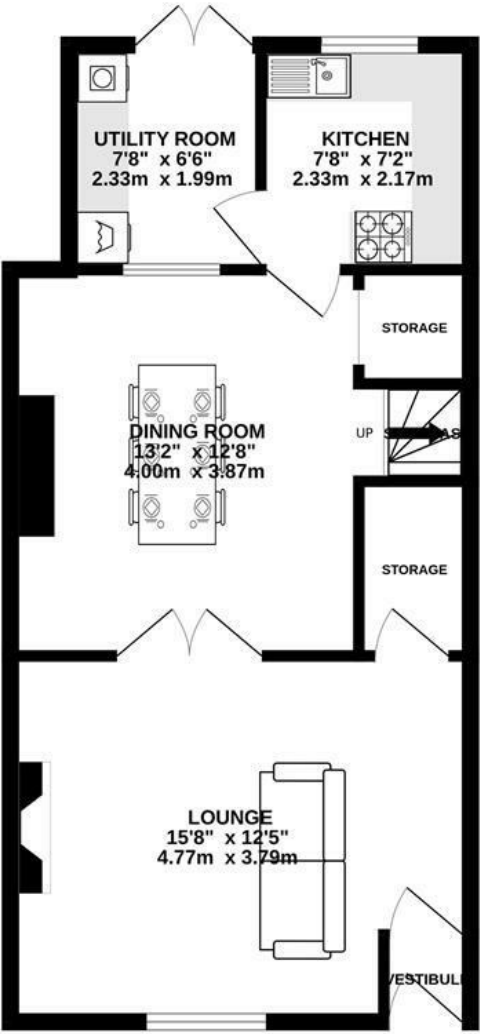




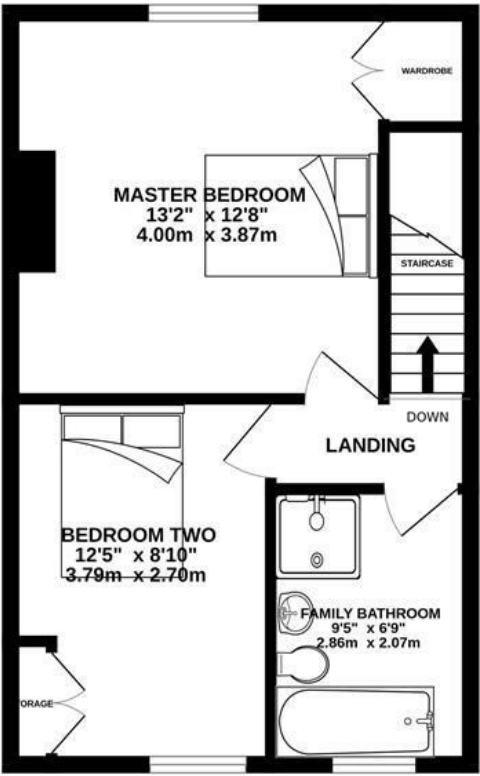


BEN ROSE

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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	70	85
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

