



## Harpers Lane, Chorley

**Offers Over £129,995**

Ben Rose Estate Agents are pleased to present to market this charming and well-maintained three-bedroom terraced home, situated in a popular residential area of Chorley. Ideal for first time buyers or growing families, this property offers a blend of character features and modern updates, creating a warm and inviting home ready to move straight into. The property benefits from recent improvements including a newly fitted roof, repointed chimney, and new laminate flooring in the lounge, providing added peace of mind for prospective buyers. Chorley itself offers a wide range of amenities including supermarkets, shops, cafés, and well-regarded schools, as well as excellent transport links. Chorley train station provides direct routes to Manchester, Preston, and Bolton, while nearby bus routes and easy access to the M6 and M61 motorways make commuting simple and convenient.

Upon entering the home, you are welcomed into the entrance hall which leads through to the dining room, a well-proportioned space perfect for family meals or entertaining guests. From here, the home flows naturally into the spacious lounge and kitchen, creating an open plan feel that enhances both light and space. The lounge has a beautiful log burning stove, adding character and warmth. The stairs to the first floor are conveniently located within the lounge. The kitchen itself has been finished to a modern standard, offering ample worktop and storage space, making it both practical and stylish.

Heading upstairs, the landing provides access to three generously sized double bedrooms, each offering comfortable living space and flexibility for families, guests, or even a home office. The modern family bathroom is also located on this floor and has been fitted to a good standard, providing a clean and contemporary space to unwind.

Externally, the property benefits from on-street parking to the front. To the rear, there is a private enclosed yard with surrounding walls, offering a low-maintenance outdoor space with room for outdoor furniture—perfect for enjoying the warmer months. This delightful home combines character, practicality, and modern upgrades, making it an excellent opportunity for those looking to step onto the property ladder or find a comfortable family home in a convenient Chorley location.





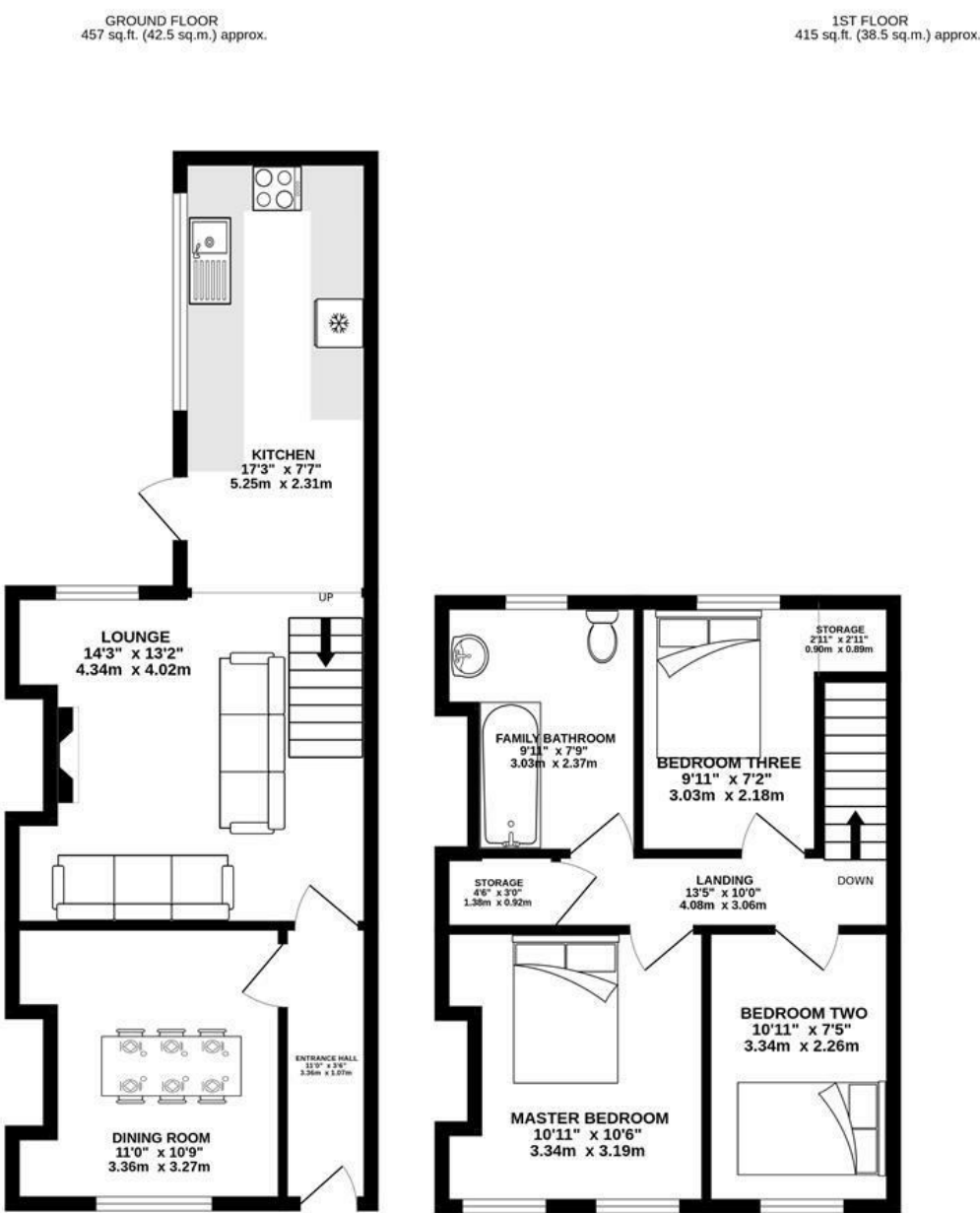








# BEN ROSE



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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                                 |                         |           |
| (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 <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 |           |

