



Blackstone Road, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom mid-terrace property, ideally suited to couples, first-time buyers and investors. Situated just a short walk from Chorley town centre, the home offers superb access to a wide range of local amenities, including shops, supermarkets, restaurants, pubs and excellent schooling options. The area is well connected, with Chorley rail station providing direct routes to Preston and Manchester, while frequent bus links offer easy travel to Preston, Blackburn and Wigan. Motorway access to the M6 and M61 ensures effortless commuting across the wider region, with Preston and Leyland also close by.

Stepping inside, the home begins with a welcoming entrance porch, leading you into the bright and spacious full-width lounge. High ceilings enhance the feeling of space, creating a warm and inviting reception room ideal for relaxation or entertaining. Towards the rear lies the well-appointed kitchen/dining room, offering ample cabinetry and generous room for a dining area, making it a practical hub for everyday living.

To the first floor, you will find the generously sized master bedroom, comfortably accommodating a double bed and additional furnishings. The second bedroom is also a spacious double, making it ideal for guests, children, or use as a versatile office space. Completing the floor is the three-piece family bathroom, fitted with neutral décor and offering a functional and comfortable bathing space.

Externally, the property benefits from street parking to the front, while the paved rear yard provides a low-maintenance outdoor area, perfect for seating or container planting.

In conclusion, this charming home offers excellent potential in a highly convenient location, combining spacious rooms with strong transport links and immediate access to Chorley's amenities. A fantastic opportunity for first-time buyers or investors seeking a property with great future promise.

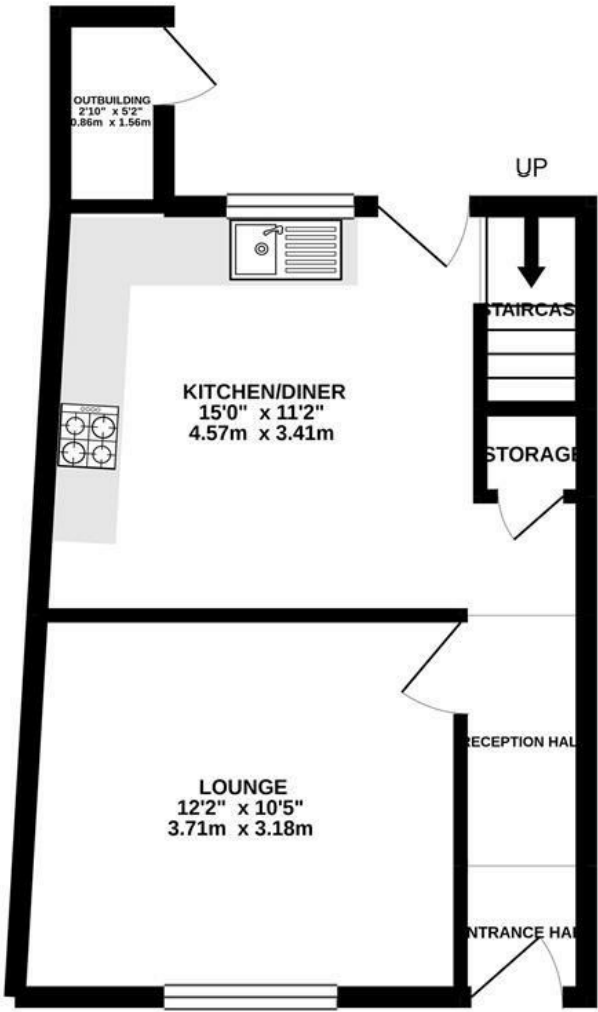




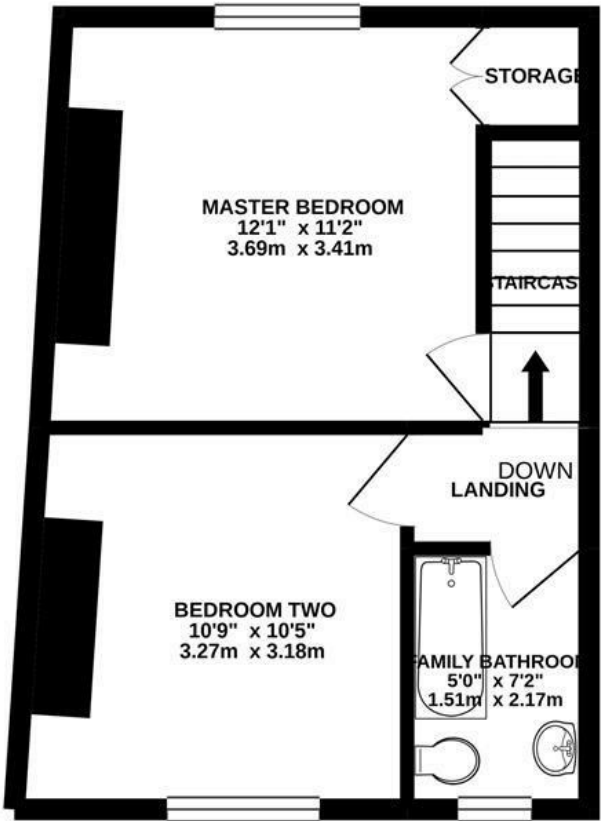


BEN ROSE

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.




TOTAL FLOOR AREA : 644 sq.ft. (59.9 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		
	73	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 