



## Seymour Street, Chorley

**Offers Over £89,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property situated in a convenient location close to Chorley town centre. Offering excellent potential for investors, first-time buyers and couples, the home provides well-proportioned accommodation throughout and is within easy reach of a wide range of local amenities. Chorley town centre offers an array of shops, supermarkets, restaurants, pubs and schools, whilst nearby rail services provide direct links to Preston and Manchester. Excellent bus routes serve Preston, Blackburn and Wigan, and the M6 and M61 motorways are easily accessible, making this an ideal location for commuters.

Stepping through the vestibule, you enter a spacious front lounge featuring a bay window that fills the room with natural light. Moving through the property, the dining room offers ample space for both dining and entertaining, with the staircase leading to the first floor. To the rear is the fitted kitchen, providing access directly out to the rear yard.

The first floor hosts a generous principal bedroom with two windows creating a bright and airy atmosphere. A second double bedroom offers additional accommodation, whilst the three-piece bathroom completes the internal living space.

Externally, the property benefits from on-street parking and a small gated front garden that adds character and kerb appeal. To the rear is a private enclosed yard, offering a low-maintenance outdoor space. Combining a convenient location with strong potential, this property represents an excellent opportunity for a variety of buyers.





















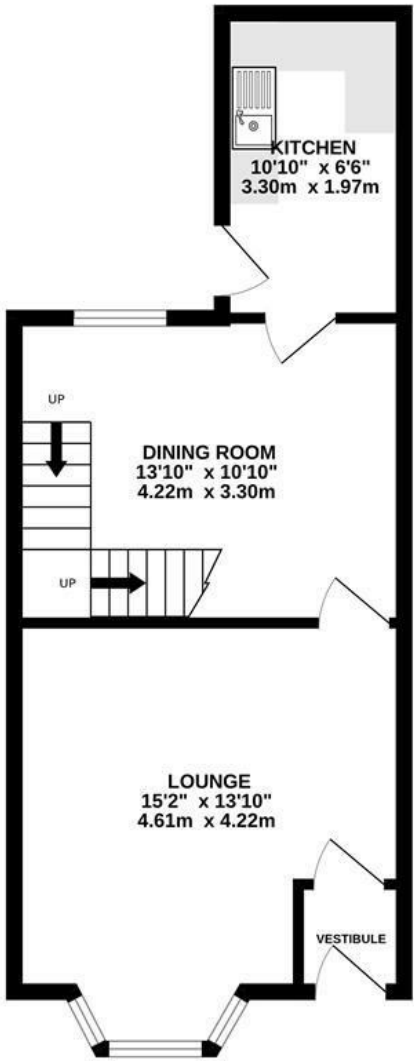




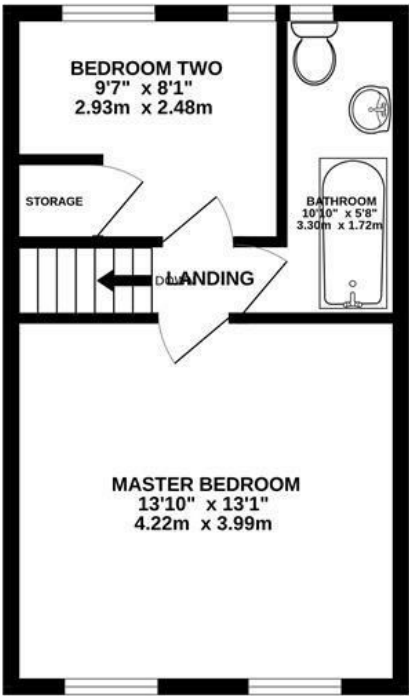


# BEN ROSE

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 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.  
Made with Metropix C2025



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                                 |         | 85                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   | 68      |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) 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<br>2002/91/EC  |

