



## Corporation Street, Chorley

Offers Over £89,995

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, two-bedroom mid-terrace property, ideally located in the heart of Chorley. The home retains many of its original features and character and, while requiring some modernisation, offers an excellent opportunity for buyers looking to add value and personalise a property to their own taste. Ideally positioned just a short walk from Chorley town centre, the home benefits from superb local schools, shops, and amenities, along with excellent transport links via the nearby M6 and M61 motorways.

Stepping into the property through the entrance porch, you are welcomed into the spacious lounge, which features an original cast iron range as an impressive focal point. From here, you move through to the kitchen/diner, which offers ample storage, access to the staircase, and convenient downstairs storage. Continuing through, you will find the bright garden room at the rear. While in need of some maintenance, this space offers excellent potential to create a versatile additional living area, with direct access to the garden.

Upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage, with the second bedroom also featuring its charming original fireplace. Completing this level is a newly fitted three-piece shower room with a walk-in shower.

The home benefits from double glazing throughout, along with a recently fitted front door. It also includes a spacious, fully boarded loft with lighting and a convenient pull-down ladder, providing excellent additional storage.

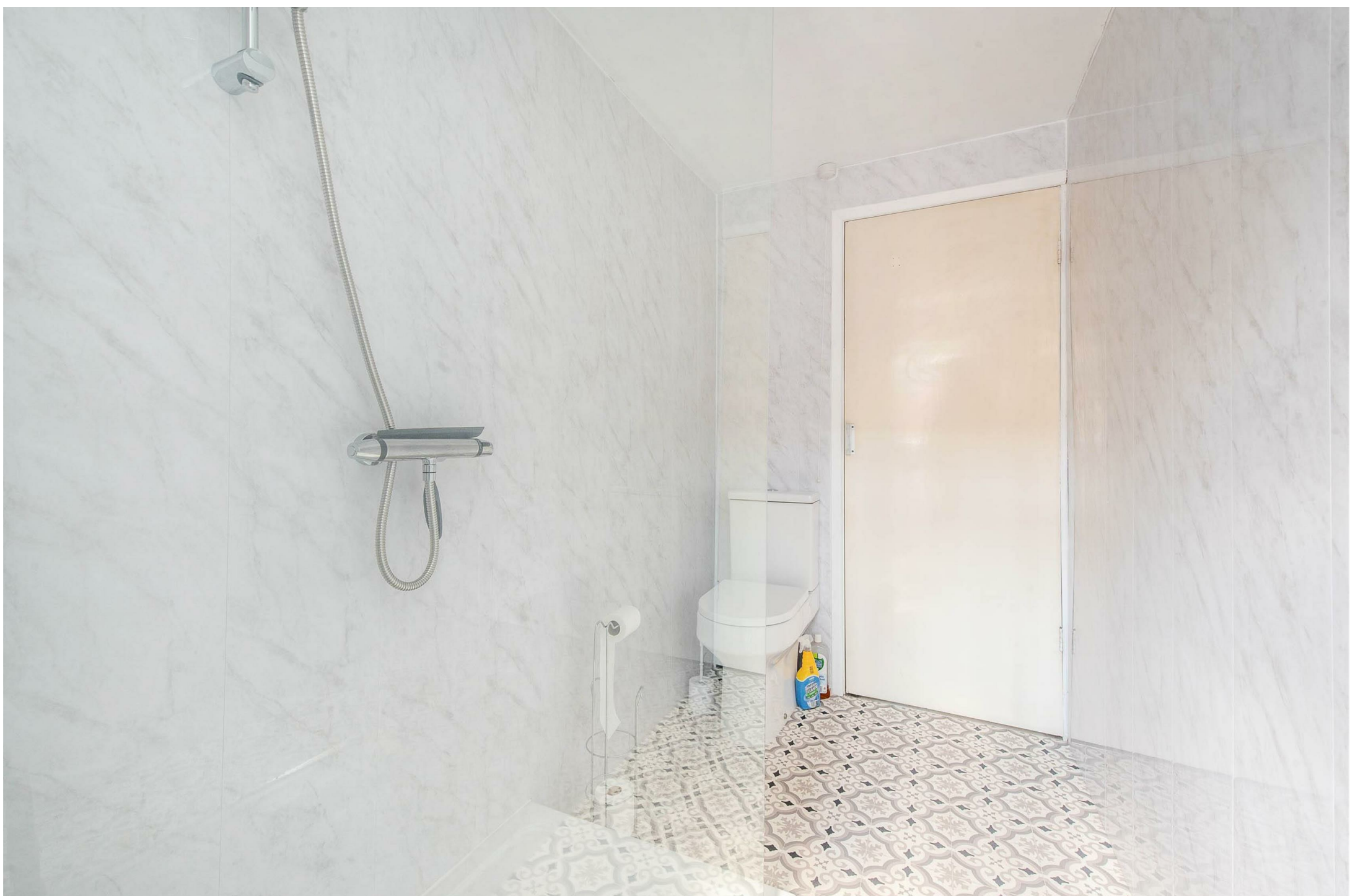
Externally, there is ample on-street parking to the front, along with an allocated off-road parking space to the rear. The rear garden is low maintenance and includes a convenient storage shed, along with gated access.

Early viewing is highly recommended to avoid potential disappointment.

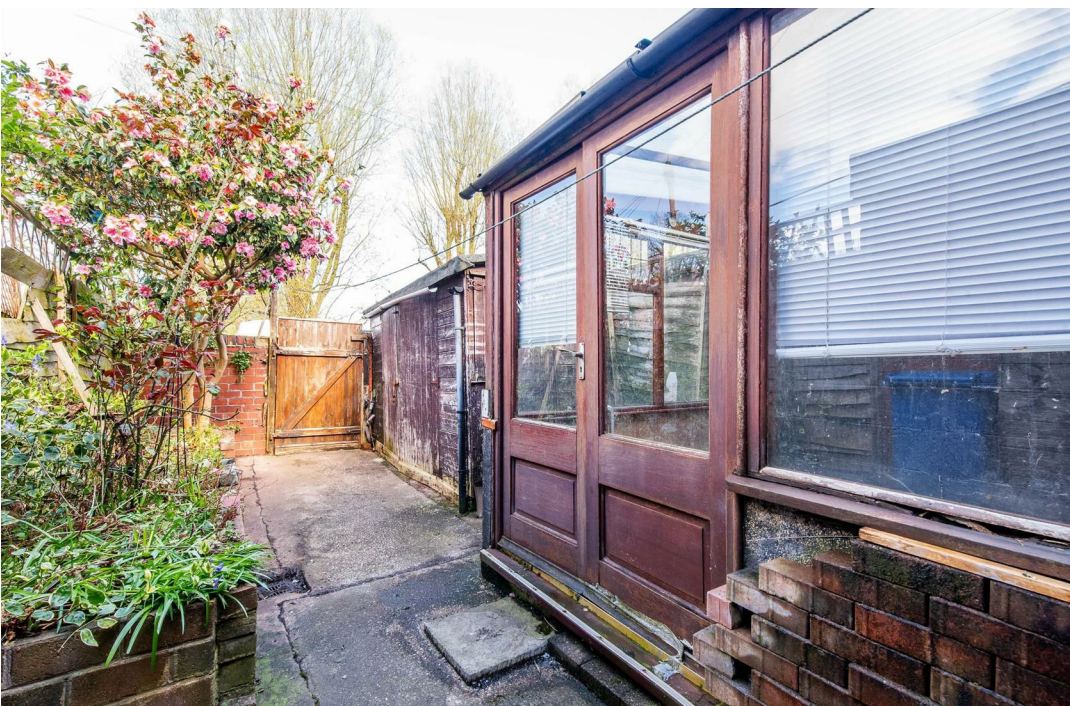




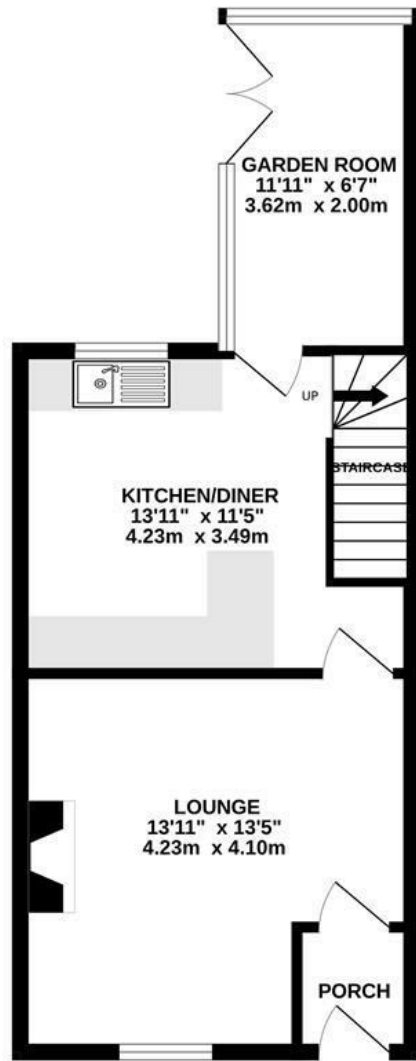




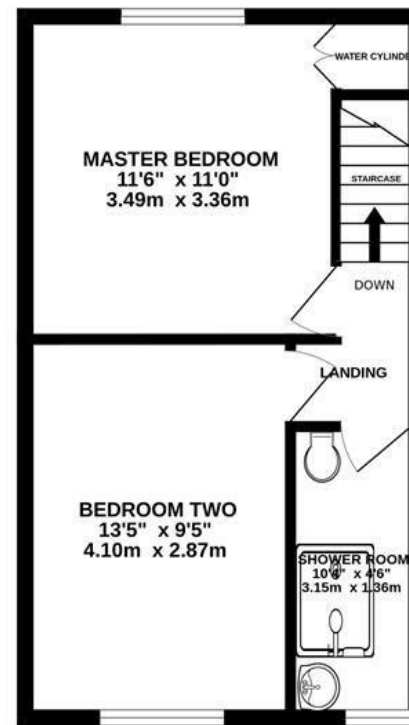




GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



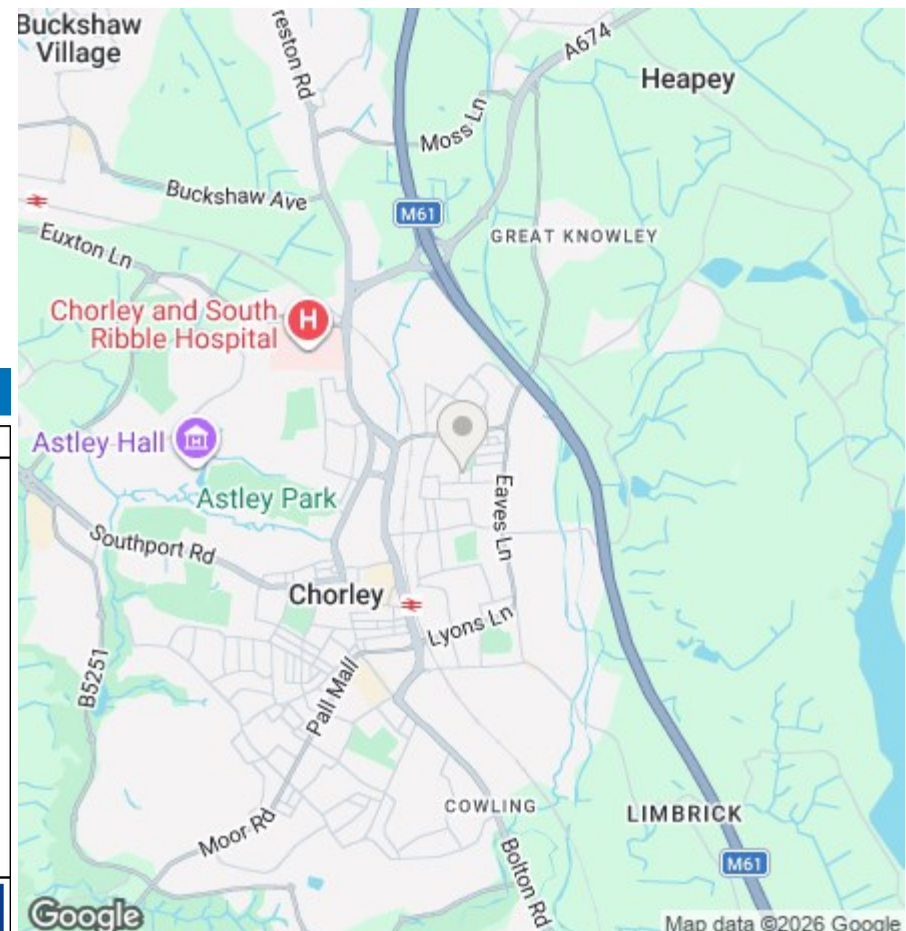
1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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