



## **Cavendish Street, Chorley**

**Offers Over £109,995**

Ben Rose Estate Agents are delighted to present this well-presented two-bedroom mid-terrace home, ideally suited to first-time buyers or investors. Situated in the ever-popular town of Chorley, the property benefits from a convenient location close to local amenities, schools, parks and excellent transport links, including Chorley train station and easy access to the M61 and M6 motorways.

The accommodation begins with a welcoming vestibule leading into a hallway and through to a cosy front lounge, perfect for relaxing evenings. To the centre of the home is a spacious dining room, featuring laminate flooring that adds a bright and modern feel ideal for entertaining or everyday living, with the staircase neatly positioned off this space. To the rear, the kitchen offers ample worktop and storage space and provides direct access to the enclosed rear yard.

To the first floor, the property has two well-proportioned bedrooms, including a generous double main bedroom and a versatile second bedroom suitable as a guest room, nursery or home office. Completing the accommodation is a fully tiled three-piece bathroom, fitted with an over-the-bath shower — practical, low-maintenance and ready to use.

Externally, the property offers on-street parking to the front, while to the rear is a private, low-maintenance yard, ideal for outdoor seating. There is also convenient access to the rear ginnel.

This attractive home presents a fantastic opportunity to step onto the property ladder or add to a rental portfolio, offering a practical layout, modern touches and a desirable location.





















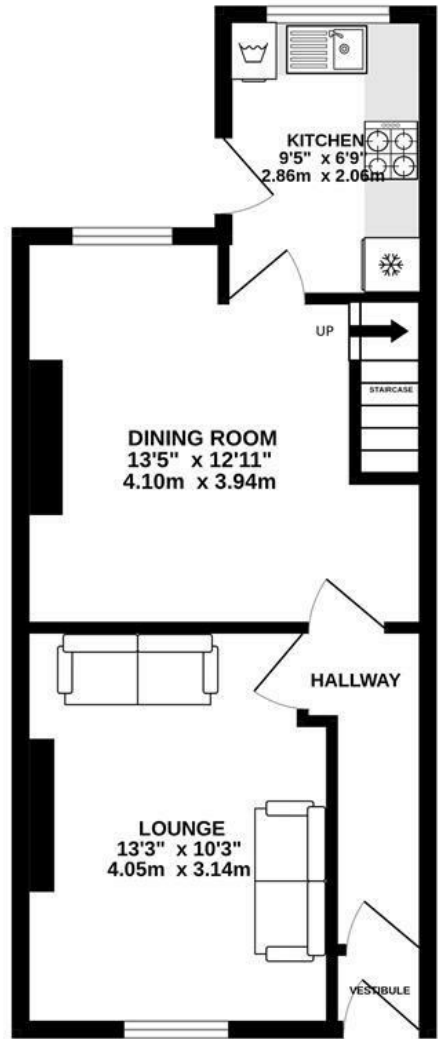




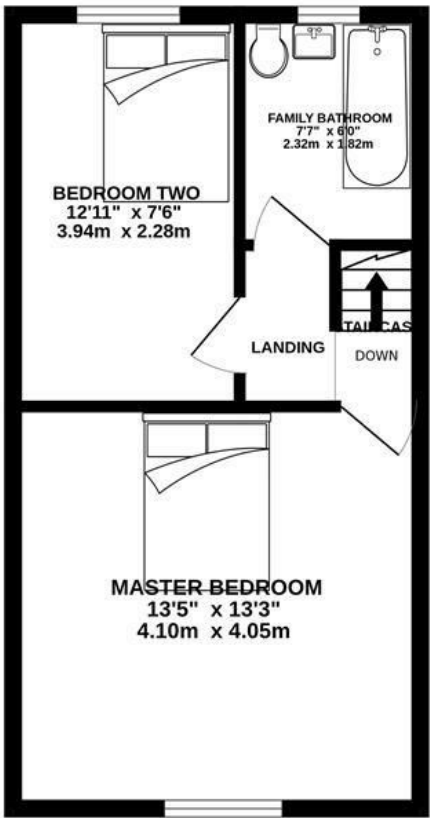


# BEN ROSE

GROUND FLOOR  
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.




TOTAL FLOOR AREA : 745 sq.ft. (69.2 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		
	72	79
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 	

