



**Commercial Road, Chorley**

**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom terraced home in the sought-after area of Chorley. Ideally suited to first-time buyers or professionals, this charming property offers comfortable living in a well-connected location. Excellent travel links are close by, with the M6 and M65 motorways just a short drive away – making commuting to nearby towns and cities a breeze. The area also benefits from a range of local amenities, reliable bus routes, and a train station within walking distance. For those who enjoy the outdoors, there are plenty of nearby green spaces perfect for leisurely walks and relaxation.

As you step into the home, you're welcomed by an entrance hall that offers access to all rooms on the ground floor. To the front of the property is a bright dining room with a window overlooking the street – a perfect space for meals or entertaining. Following on is the lounge, which features a characterful log burner and another window that brings in natural light, creating a cosy and inviting atmosphere. From the lounge, you move through to the kitchen, which is fitted with base and wall units, worktop space, and has room for freestanding appliances. The kitchen also provides access to the rear yard via a back door. Towards the rear of the kitchen, there is a practical storage room and an additional under-stair cupboard offering handy storage solutions.

The first floor is home to two well-proportioned bedrooms. The master bedroom is situated at the rear of the property and features a window that brings in soft, natural light. Bedroom two is located at the front and also benefits from its own window. Completing this floor is a generously sized four-piece family bathroom, fitted with a corner bath – offering both style and comfort.

Externally, the property enjoys a low-maintenance rear yard – ideal for sitting out and enjoying a bit of fresh air.

This home combines character and practicality in a convenient Chorley location – a fantastic opportunity for a variety of buyers.

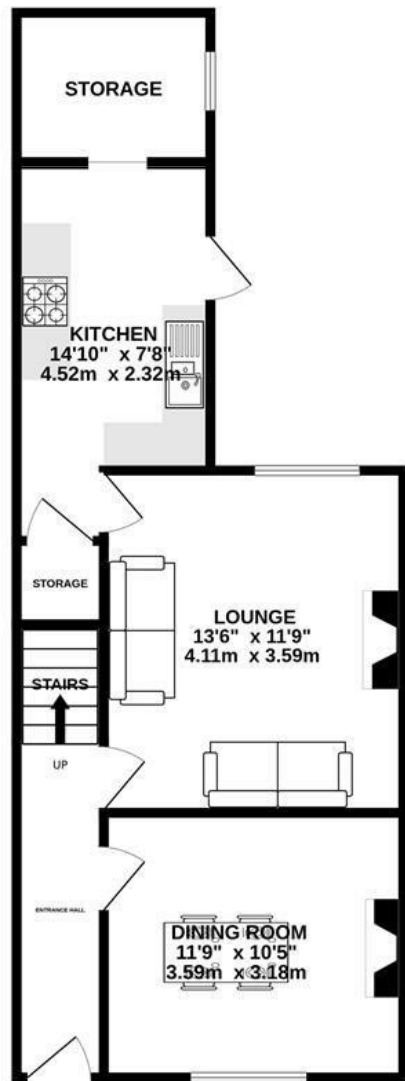




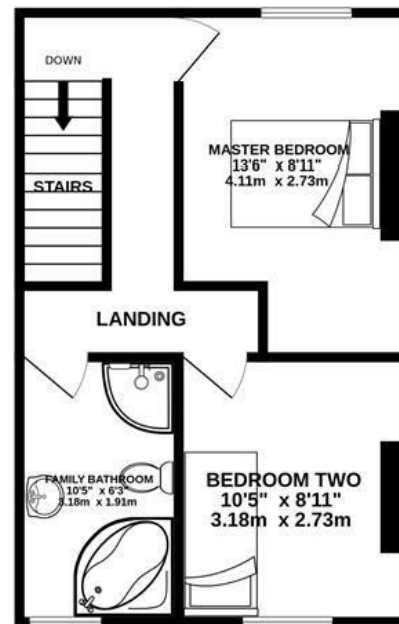


# BEN ROSE

GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

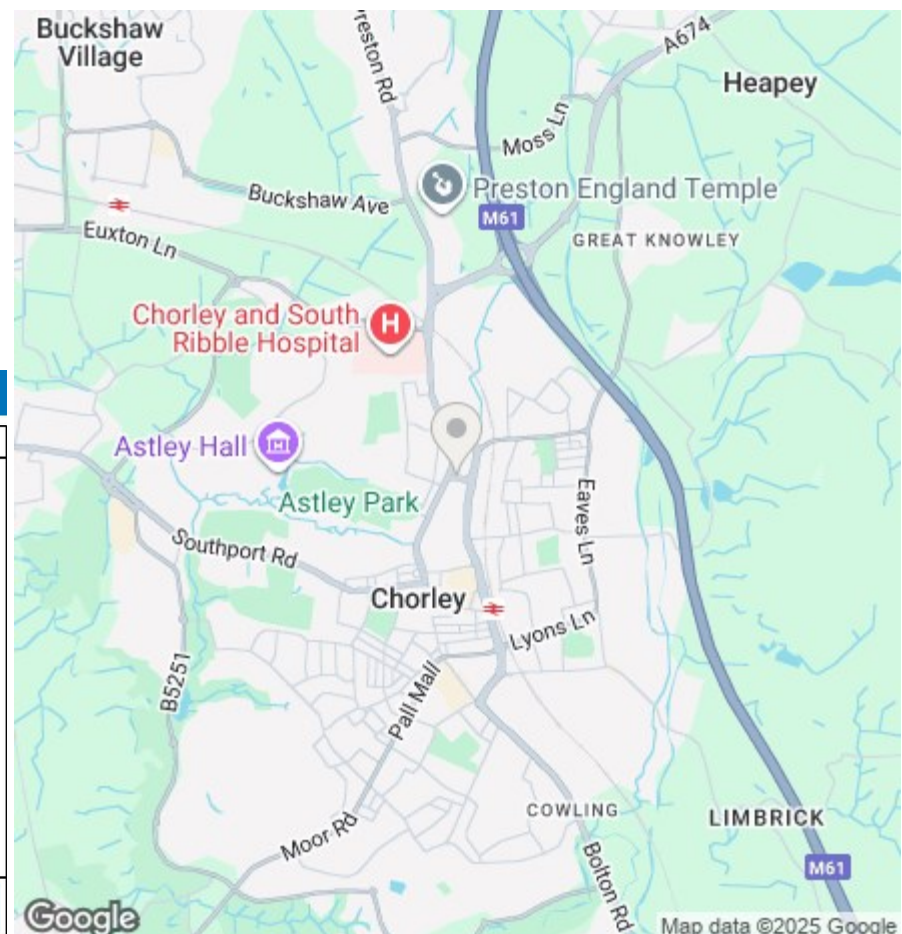


TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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) <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>69</b>               | <b>79</b> |
| <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>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |