BEN ROSE



Athol Grove, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to the market this two-bedroom semi-detached property, located in a much sought-after residential area of Chorley. Ideally suited to first-time buyers, couples, or small families, the home is presented with no onward chain, offering the potential for a straightforward purchase. The property is well placed for commuting to major towns and cities across the North West, with easy access to the M6 and M61 motorways. Good local schools, nurseries, and amenities are also nearby, while a local bus route provides convenient public transport links.

Stepping into the property, you will find the spacious lounge, which features an open staircase leading to the upper level. Moving through, you will enter the modern fitted kitchen, which offers an integrated oven and hob, alongside ample space for a dining table. Patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Moving upstairs, you will find two well-proportioned double bedrooms, alongside a modern three-piece family bathroom.

Externally, to the front is a low-maintenance garden and a private driveway providing off-road parking for two vehicles. To the rear is a generously sized and private garden which would benefit from some maintenance but offers excellent potential to create an attractive outdoor space.

Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.




BEKO





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BEKO
BOSCH
2 YEAR


Montpellier
MW6100P
2 YEAR















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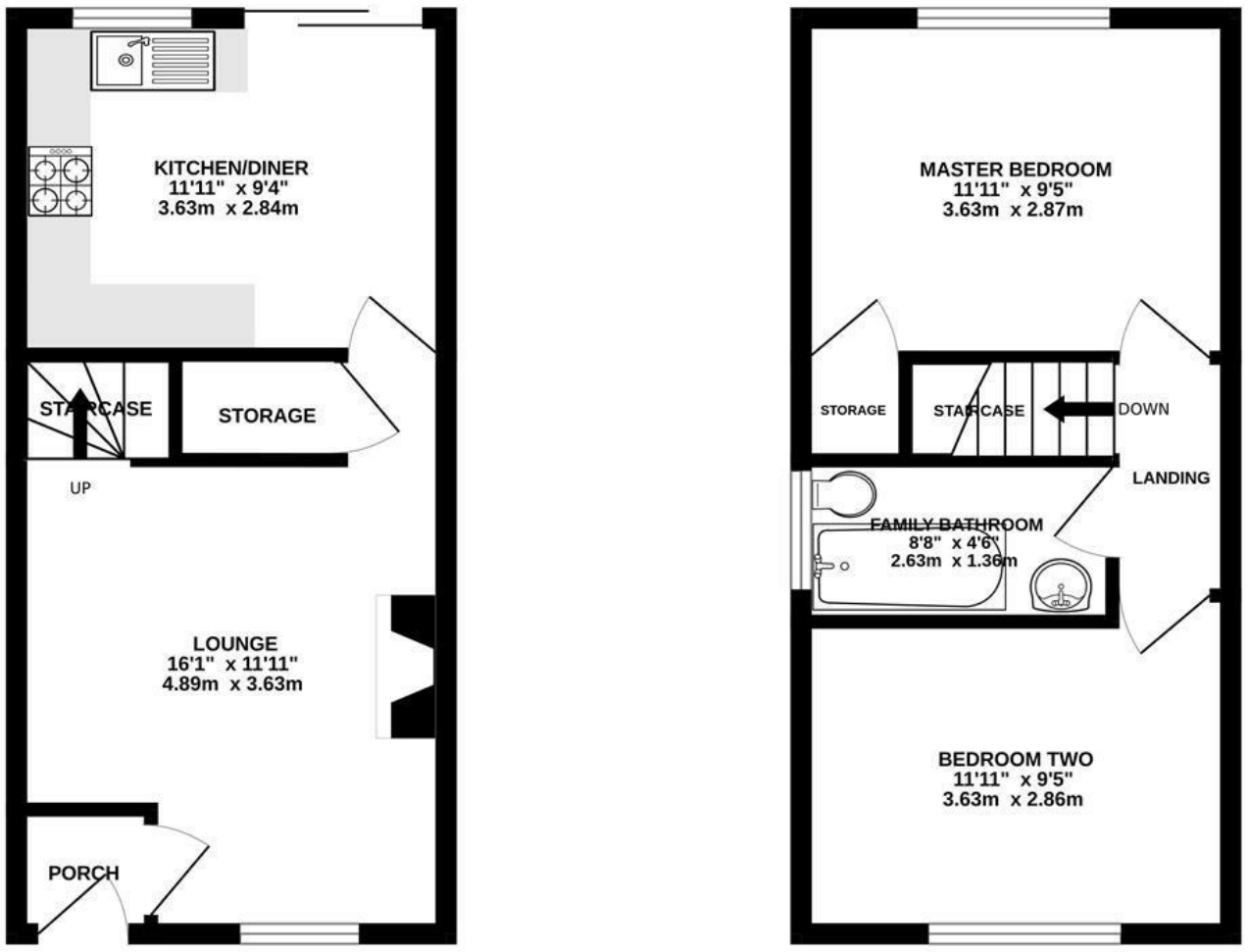
GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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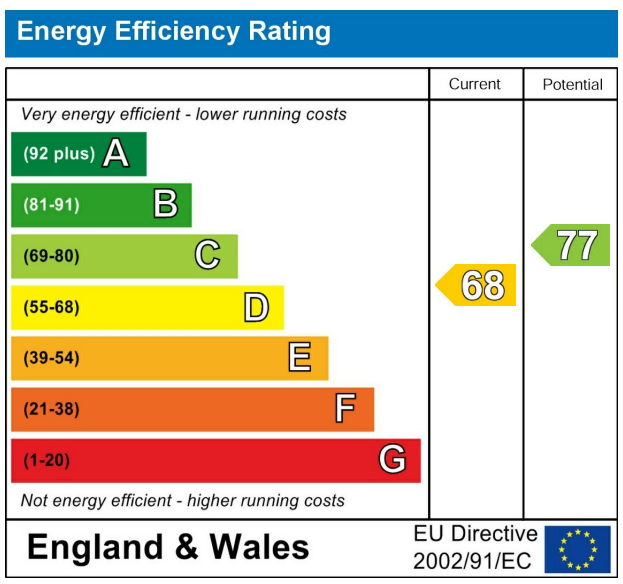
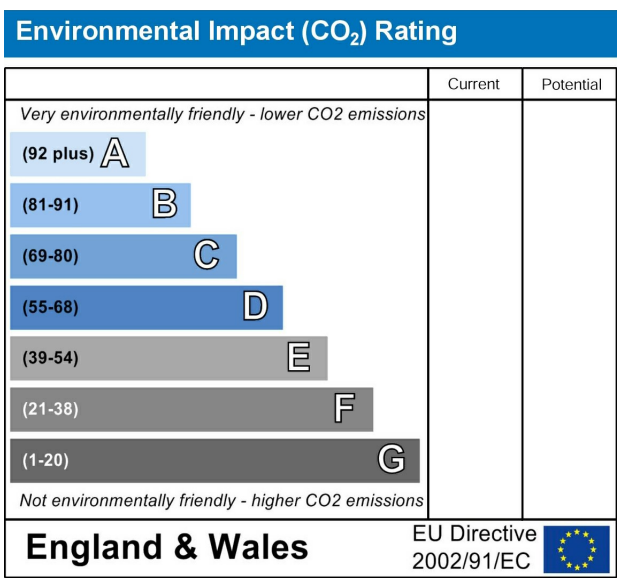
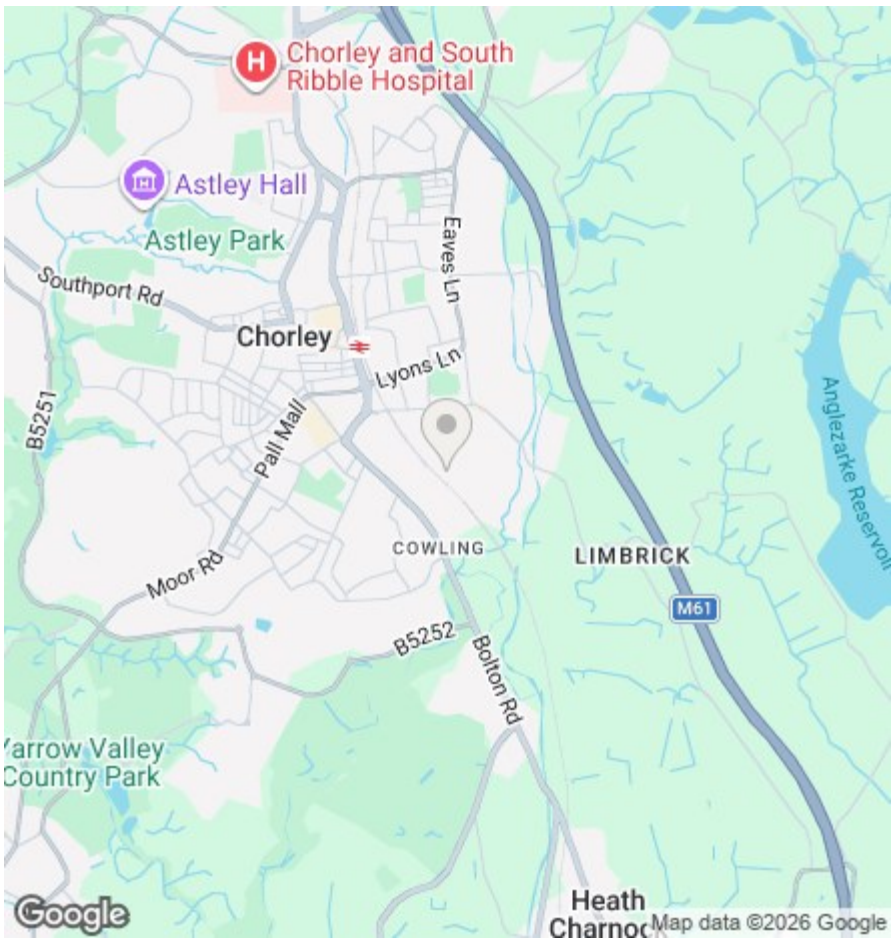
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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