BEN ROSE



Brancker Street, Chorley **Offers Over £99,995**

Ben Rose Estate Agents are pleased to bring to market this well-presented two-bedroom terraced home, ideally situated just off Coppull Road in the popular town of Chorley. Offering spacious and practical accommodation throughout, this property presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Ideally positioned just a short drive from Chorley town centre, the home is conveniently located close to a range of excellent local schools, shops and everyday amenities. The property also benefits from superb transport links via Chorley train station and the nearby M6 and M61 motorways, making it an ideal choice for commuters.

Upon entering the property, you are welcomed into a spacious lounge, offering a comfortable setting for relaxing and entertaining. The room features a charming fireplace, creating an attractive focal point, along with a doorway providing access to the communal ginnel running alongside the property. Continuing through, you will find a bright and airy fitted kitchen, offering a range of wall and base units with space for both freestanding and integrated appliances, providing a practical space for everyday cooking and dining.

Moving to the first floor, the property offers two generously sized bedrooms, both providing versatile accommodation to suit a variety of needs. Completing this floor is a three-piece family bathroom, comprising a bath with overhead shower, wash basin and WC. Additional built-in storage positioned above the staircase provides further practicality.

Externally, to the front of the property is a shared parking area, conveniently accessed just off the main road.


Hotpoint ICED DIAMOND













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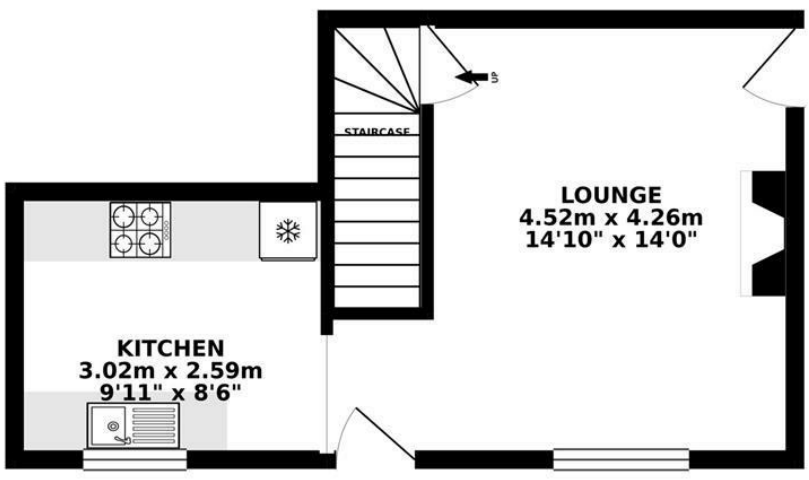
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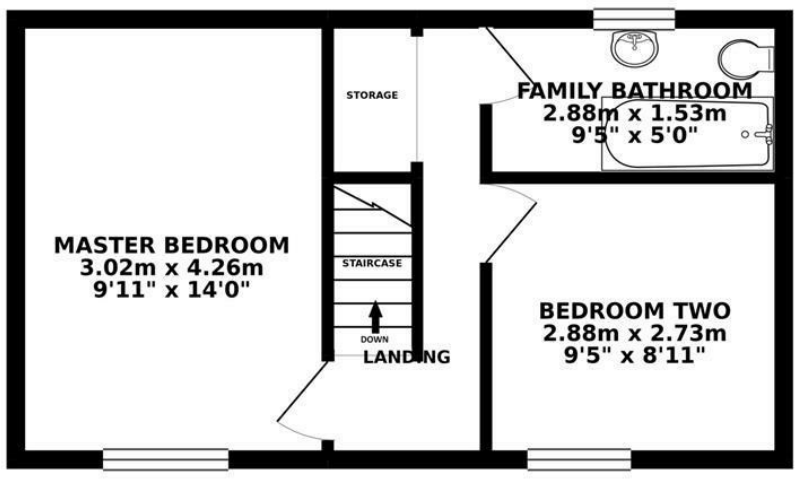
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GROUND FLOOR 27.10 sq. m.
(291.72 sq. ft.)



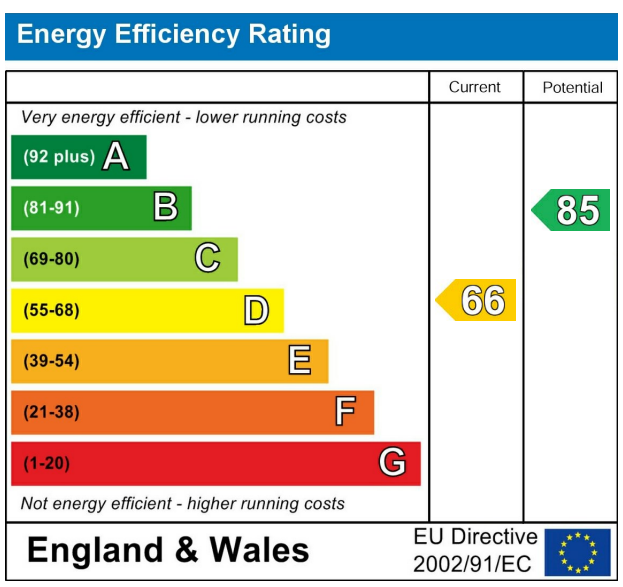
1ST FLOOR 31.63 sq. m.
(340.51 sq. ft.)

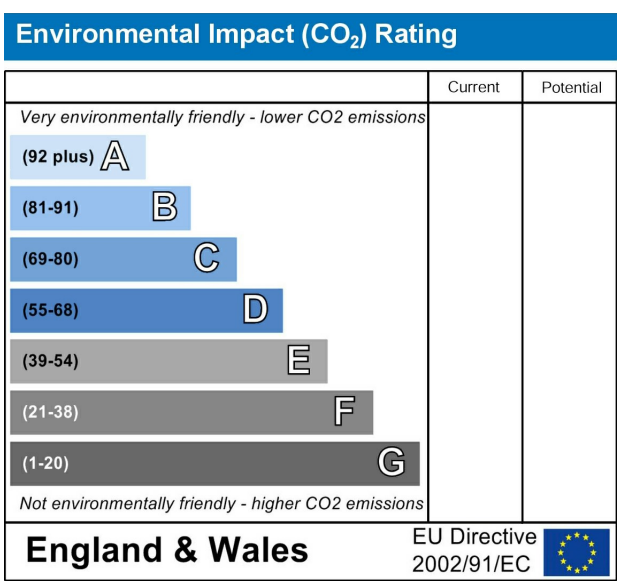


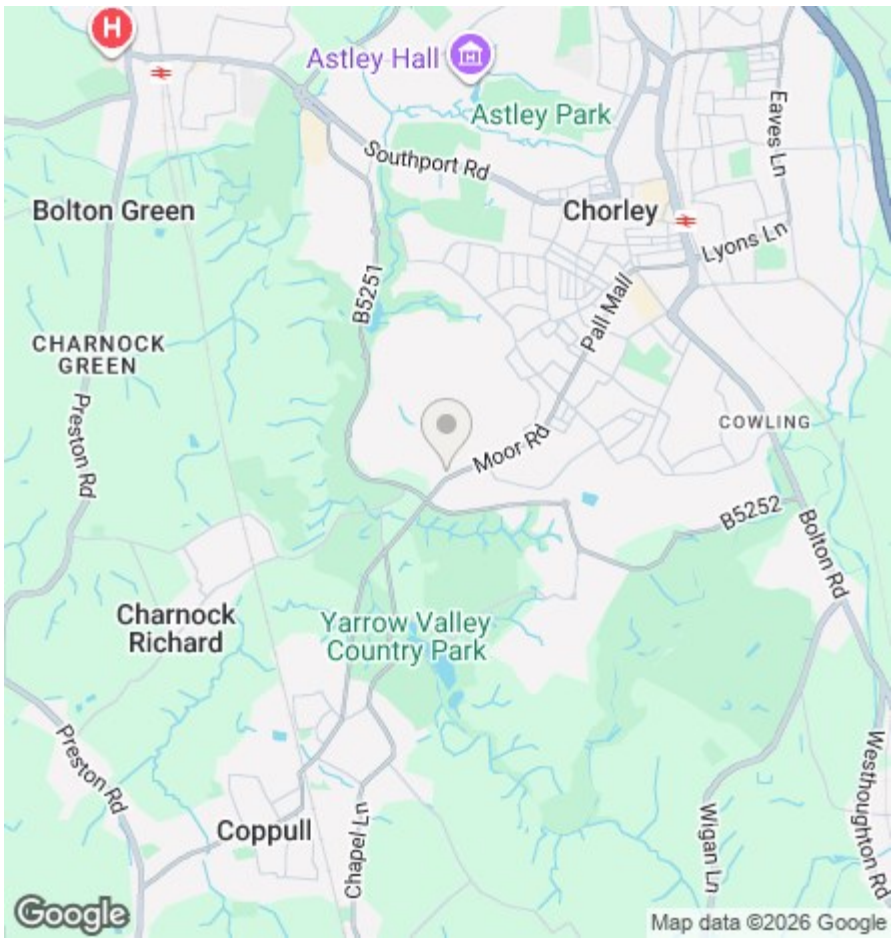
TOTAL FLOOR AREA : 58.74 sq. m. (632.23 sq. ft.) approx.

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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