



## Blackstone Road, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this fully renovated two-bedroom mid-terrace property, situated in a popular residential area of Chorley. Finished to a modern standard throughout, this home offers spacious accommodation that would be ideal for first-time buyers, young families, or investors alike. Conveniently located close to Chorley town centre, the property benefits from excellent access to a wide range of shops, supermarkets, cafés, schools, and leisure facilities. Chorley train station is only a short distance away, providing direct links to Manchester, Preston, and surrounding towns, while nearby bus routes and easy access to the M61 and M6 motorways make commuting simple.

Entering through the vestibule, you are welcomed into a spacious front lounge featuring a charming fireplace that creates a warm and inviting focal point to the room. Moving through the property, you will find the newly fitted modern kitchen/diner, offering ample space for both cooking and dining. The kitchen has been thoughtfully updated to provide a stylish and practical space for everyday family living, with access from here to both the staircase and the rear yard.

To the first floor, the property offers two generously sized double bedrooms, both benefiting from plenty of natural light and versatile space for furnishings. Completing the first floor is the modern shower room, finished with contemporary fittings and designed for practicality and comfort.

Externally, the property benefits from on-road parking to the front. To the rear is a private and convenient yard area with access to the ginnel located behind the home, providing useful additional access. Fully renovated throughout and ideally positioned close to local amenities and transport links, this is a fantastic opportunity to purchase a move-in ready home in a sought-after area of Chorley.







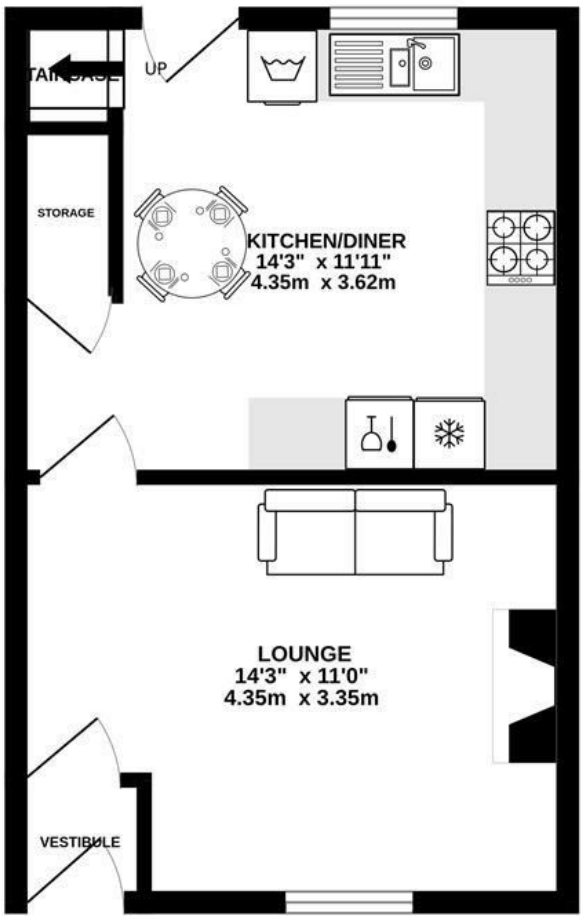




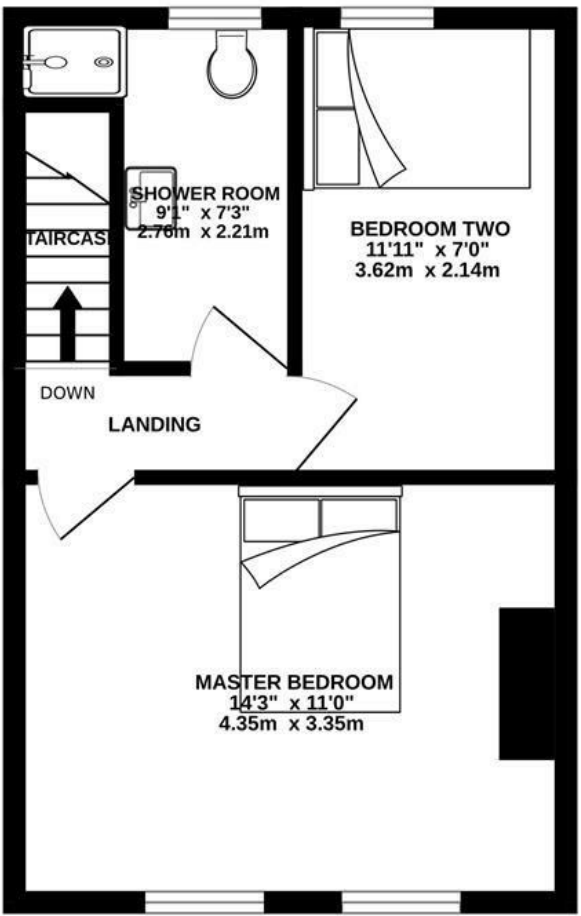


# BEN ROSE

GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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.

| 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 |                         |           |
|                                             | 75                      | 82        |
| 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 |           |

