



## Shakespeare Terrace, Chorley

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom end-terrace home, finished to an exceptionally high standard throughout and thoughtfully upgraded to offer stylish, future-proof living. Perfectly suited to couples, first-time buyers or those looking to downsize without compromise, this charming property effortlessly blends character features with modern conveniences. Benefitting from solar panels, a new boiler, updated electrics, new radiators throughout, CCTV and EV charging facilities, the home offers both comfort and efficiency for years to come. Situated within a popular area of Chorley, the property enjoys easy access to a wide range of local amenities including shops, supermarkets, cafés, restaurants and leisure facilities. Excellent transport links are also close by, with Chorley town centre and railway station within easy reach, regular bus services nearby and convenient access to the M61 and M6 motorways, making commuting to Preston, Manchester and surrounding areas straightforward.

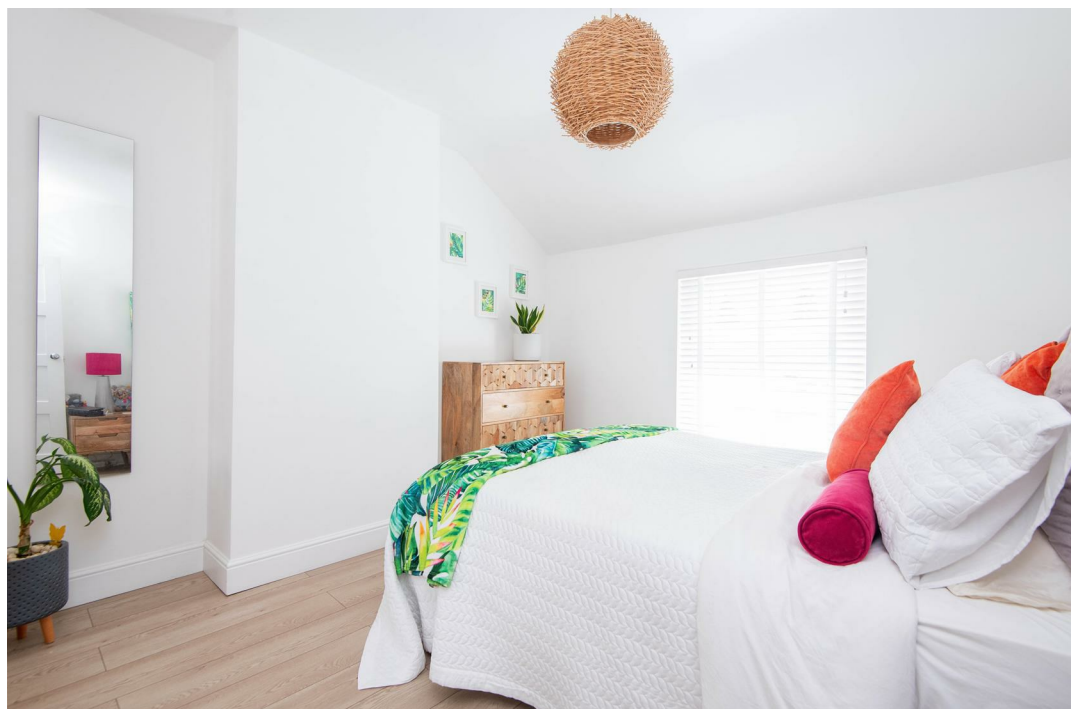
Entering the home through the welcoming porch, you are greeted by attractive tiled flooring that continues into the contemporary dining room. This generously proportioned space is enhanced by a charming log-burning stove, creating a warm and inviting atmosphere that is perfect for entertaining or relaxing evenings at home. From here, the property flows naturally into the spacious lounge, where a large overhead skylight floods the room with natural light. The addition of solar panel blinds helps regulate the temperature throughout the seasons, ensuring the room remains comfortable all year round. Continuing through, the modern kitchen has been thoughtfully designed and is well-equipped with multiple integrated appliances, ample storage and generous worktop space, making it ideal for everyday living.

To the first floor, the landing provides access to two excellent-sized double bedrooms, both of which benefit from built-in wardrobes, maximising storage whilst maintaining a clean and uncluttered feel. Completing the accommodation is the spacious and contemporary family bathroom, finished to a modern standard and offering ample room for everyday use. Further enhancing the practicality of the home is a fully boarded and insulated loft space complete with electricity, providing excellent additional storage potential.

Externally, the property continues to impress with a reinforced driveway to the front, specifically designed to accommodate heavier vehicles and electric vehicles alike. The driveway is complemented by an EV charging point, attractive paving, surrounding hedges and a secure steel powder-coated double gate with locking functionality for additional privacy and security. To the rear, the low-maintenance garden has been beautifully maintained and features generous paved seating areas, artificial lawn, mature hedges, colourful flower beds and a useful storage shed with electricity connected. Combining high-quality finishes, substantial upgrades, energy-efficient features and a convenient Chorley location, this exceptional home offers a fantastic opportunity for buyers seeking a property that is ready to move straight into and enjoy.





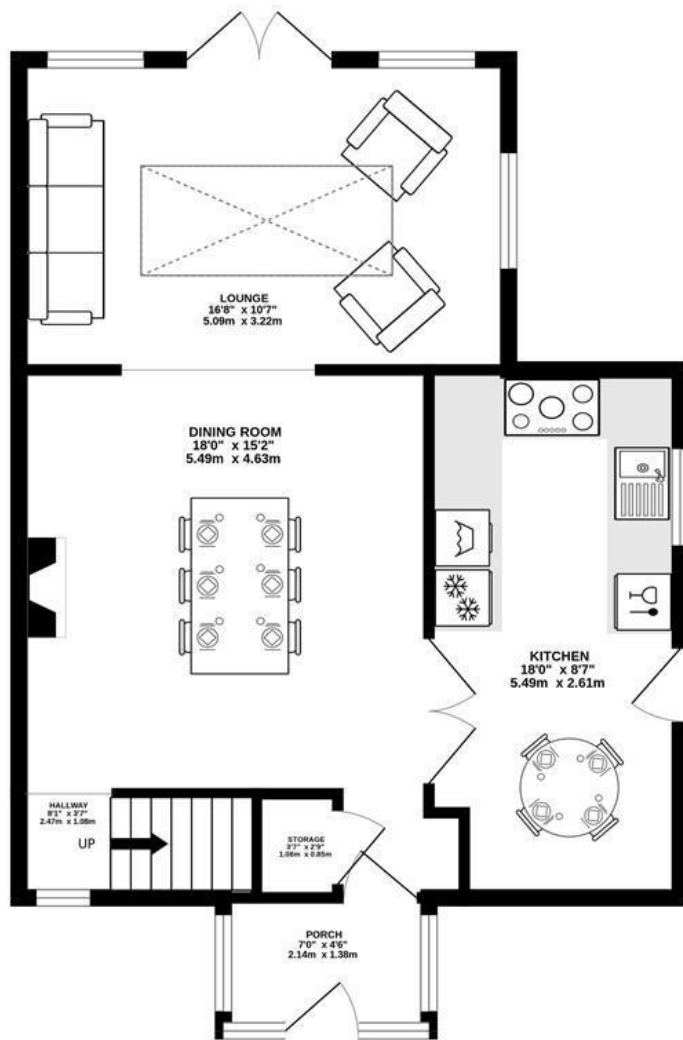




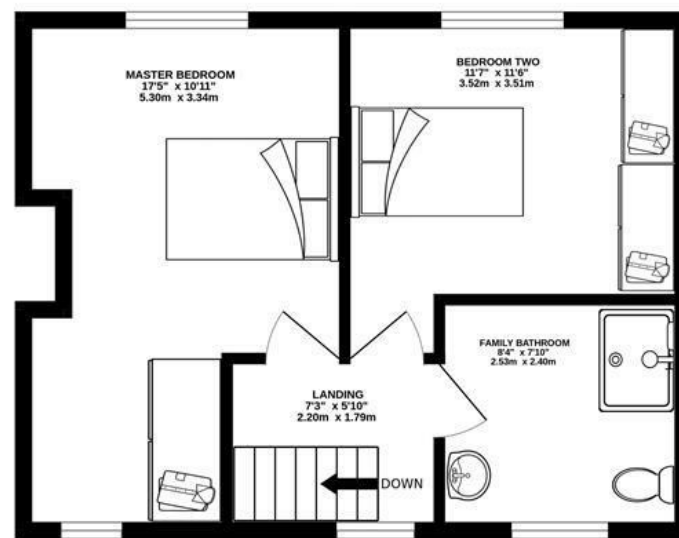




GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 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>		<b>88</b>	<b>90</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>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	

