



## Tennyson Avenue, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property, situated in the heart of Chorley. Perfect for first-time buyers and offered with no onward chain, the home provides well-proportioned accommodation in an excellent location. Positioned on a quiet cul-de-sac, it is conveniently close to local schools, nurseries, and amenities, with superb travel links to nearby towns and cities via the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will enter the spacious lounge, which features a charming central fireplace and a large bay window overlooking the front aspect. Continuing through, you will find the dining room, which spans the full width of the home and offers ample space for a family dining table. This room flows seamlessly into the modern kitchen at the rear. The kitchen offers generous storage and space for freestanding appliances, with an integrated oven and hob, and features bi-fold doors that open out onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms and a three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property benefits from a private driveway. While the flagged driveway currently accommodates one vehicle, there is potential to create parking for a second car by utilizing the existing stone garden area. To the rear is a generously sized garden, featuring a raised patio area with steps leading down to a large lawn and a convenient storage shed. A shared ginnel provides access from the garden to the front of the home.

Early viewing is highly recommended to avoid disappointment.







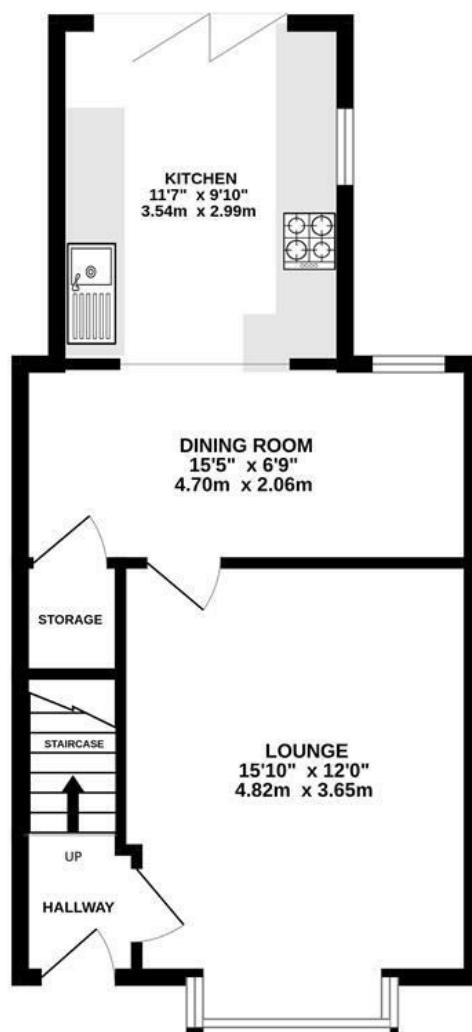




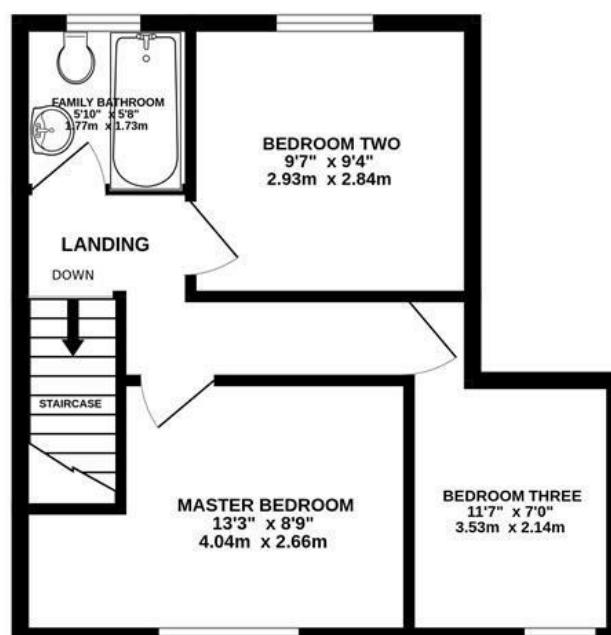


# BEN ROSE

GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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 general guidance 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	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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	

