BEN ROSE

Canterbury Street, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, situated in a convenient and well-established residential area of Chorley. Offering generously proportioned accommodation throughout, enhanced by tall ceilings that create a wonderful sense of space and character, this home would be ideal for first-time buyers, couples, or those looking to downsize. The property enjoys excellent access to a wide range of local amenities, including supermarkets, shops, cafés, and leisure facilities, whilst Chorley town centre is just a short distance away. For commuters, Chorley Train Station provides direct rail links to Manchester, Preston, and beyond, with excellent road connections via the nearby M61, M6, and M65 motorways. The area also benefits from regular bus services and easy access to local parks and countryside walks.

Stepping into the home, you are welcomed into the entrance hall, which provides access to the first-floor staircase and the main living accommodation. The spacious lounge is filled with character, featuring a charming fireplace as a focal point and benefiting from the property's tall ceilings. Continuing through, you will find an equally sized dining room that offers excellent versatility and could easily serve as an additional reception room or snug if desired. The dining room flows through to the well-equipped kitchen, which enjoys an abundance of natural light and offers ample workspace and storage. Beyond the kitchen is an internal hallway that leads to the three-piece family bathroom, completing the ground floor accommodation.

To the first floor, the landing provides access to two generously sized double bedrooms. The impressive master bedroom benefits from dual windows that flood the room with natural light, creating a bright and airy atmosphere. The second double bedroom is equally well-proportioned and features built-in wardrobes, providing convenient storage whilst maintaining ample floor space. Both bedrooms continue the theme of high ceilings and spacious proportions found throughout the home.

Externally, the property enjoys a gated front yard complemented by attractive flower beds that provide a welcoming first impression. To the rear is a private paved yard, offering space for outdoor furniture, potted plants, and the opportunity for home owner to create their own low-maintenance outdoor retreat. Combining spacious accommodation, character features, and a highly convenient location, this delightful home presents an excellent opportunity for first-time buyers and couples alike.

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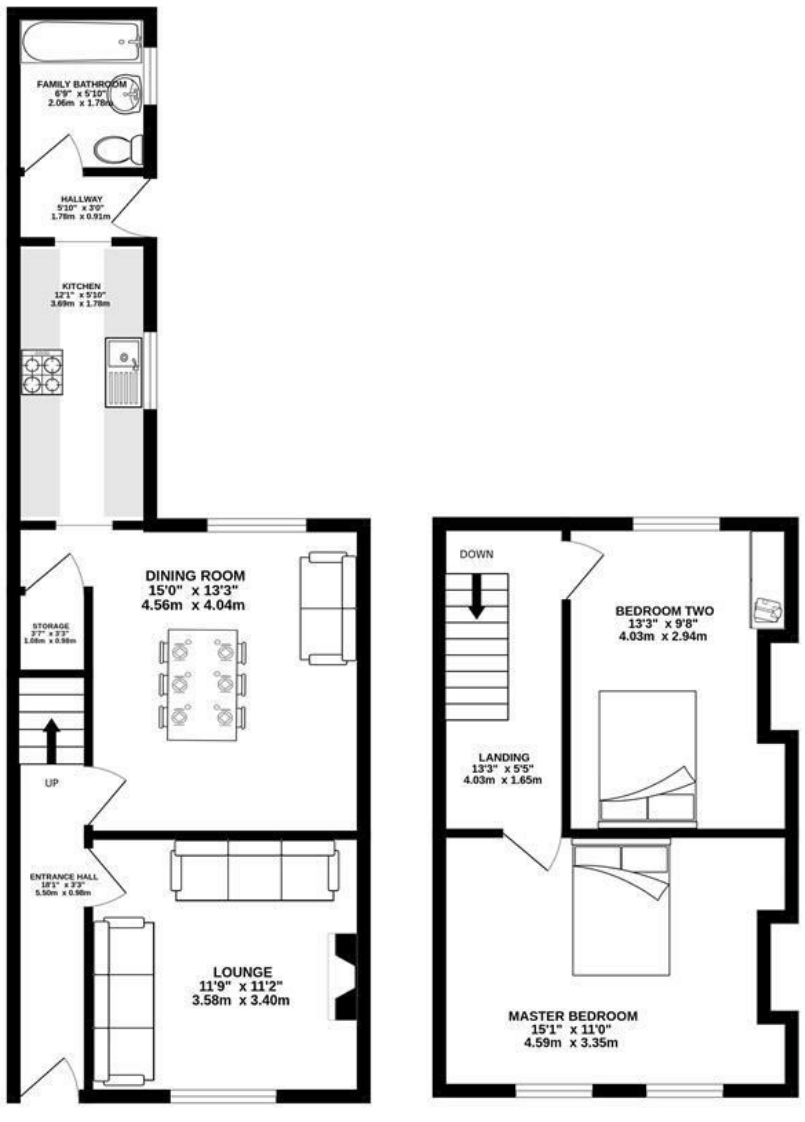
GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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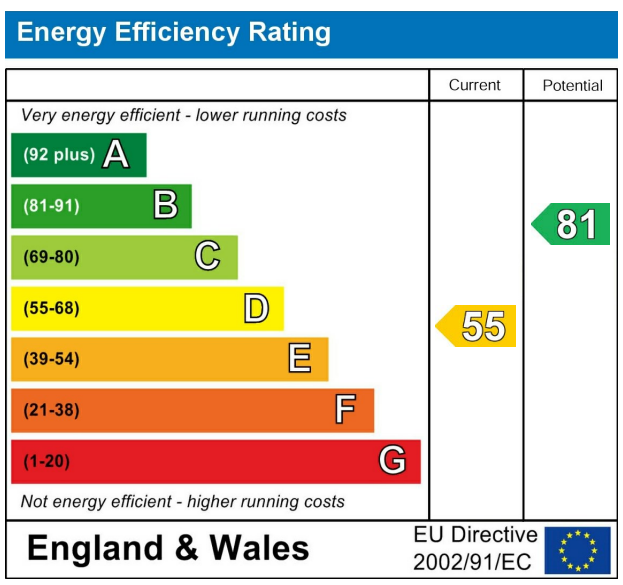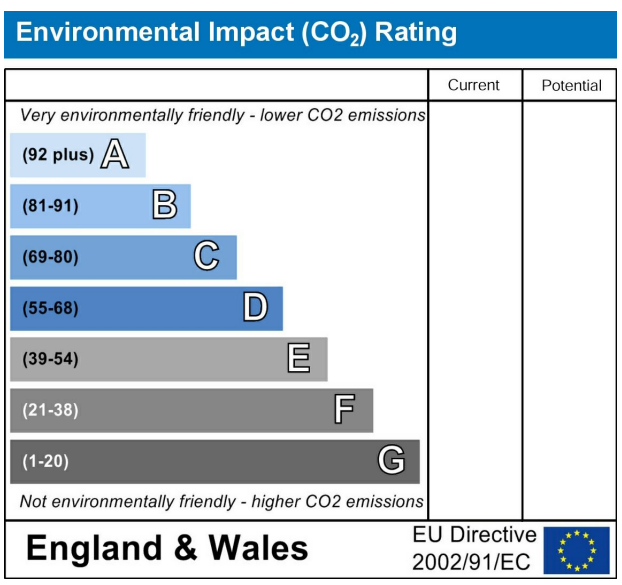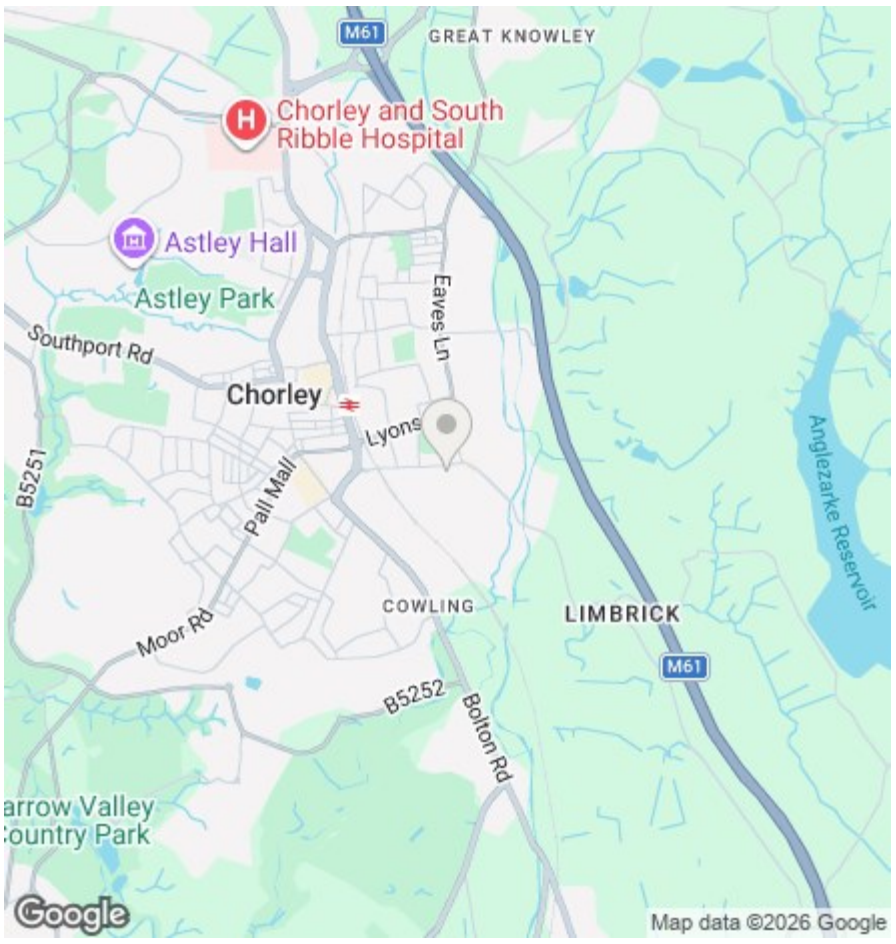
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.