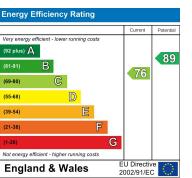
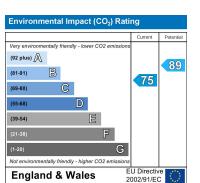


TOTAL FLOOR AREA; 853 sq.ft. (79.2 sq.m.) approx. t every attempt has been made to ensure the accuracy of the floorplan contained here, measurements ors, windows, rooms and any other items are approximate and on esponsibility is taken for any error, soison or mis-statement. This plain is for illustrative purposes only and should be used as such by any 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.







BEN ROSE



Water Street, Chorley

Offers Over £134,995

Ben Rose Estate Agents are delighted to present to the market this newly renovated and beautifully presented, spacious three bedroom terrace property that is located within a short walk to Chorley Town Centre. The property is close to local amenities, pubs and restaurants and within commuting distance of all major north west towns and cities via local motorways (M6 & M61). Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch that leads into the stunning, open-plan ground floor. Here, the property has been fitted with band new blinds and double glazed windows and doors throughout. The ground floor consists of a spacious lounge with feature fireplace that has LED spot lighting fitted and a bay fronted window. Moving through the family dining room into the extended kitchen, you'll find bespoke fitted units that features a stunning black quartz sink, induction hob with matching oven and extractor, integrated appliances and porcelain tiles. The property also features a glass heater, smoke and heat detectors and a brand new central heating system with new boiler.

Moving upstairs, you'll take the open staircase that has also been fitted with LED spotlighting. Here, you'll find three good sized bedrooms that have all been completely refurbished with designer radiators and newly fitted carpets. You'll also find a three piece family bathroom on this floor with an over the bath shower and additional porcelain tiles fitted.

Externally to the front of the property, there is on road parking, and additional public parking across the street. To the rear, there is a well-maintained yard with rear gate access to the communal ginnel. The rear yard isn't overlooked and offers great privacy.

The room dimensions of all our properties can be found on the floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice















