



Tennyson Avenue, Chorley

Offers Over £199,995

Ben Rose Estate Agents are pleased to present to market this beautifully decorated three-bedroom mid-terrace home, bursting with character and offering a warm, cosy cottage feel throughout. Perfectly suited to couples, this charming property effortlessly blends traditional features with tasteful modern finishes, creating a welcoming home ready to move straight into. Situated in on a quiet cul-de-sac close to Chorley town centre, the property enjoys easy access to a fantastic range of local shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent transport links are also close by, including regular rail services to Preston and Manchester, frequent bus routes to Preston, Blackburn and Wigan, along with straightforward access to the M6 and M61 motorways, making commuting simple.

Stepping inside, the entrance hall leads into a spacious full-length lounge, filled with natural light from dual aspect windows and centred around a charming feature fireplace. Attractive fitted wooden cupboards positioned either side of the chimney breast add both character and practical storage. To the front of the home is the delightful dining room, enhanced by stylish painted panel walls, creating the perfect setting for entertaining. To the rear, the modern fitted kitchen has been thoughtfully designed to complement the property's cottage aesthetic and provides direct access to the garden, while a convenient WC is positioned just off the kitchen.

The first floor continues the home's inviting atmosphere, offering a generous master bedroom complete with painted panel walls, alongside a well-proportioned second double bedroom and a comfortable single bedroom. A useful office space is located just off the landing, ideal for those working from home, while the tastefully decorated part-tiled three-piece bathroom completes the accommodation.

Externally, the property benefits from a long gravel driveway providing off-road parking for up to four vehicles, together with an electric vehicle charging point. To the rear is a beautifully maintained, private garden featuring an Indian sandstone patio, generous lawn, pergola seating area, attractive planted borders and high wooden slatted fencing, ensuring the space is not overlooked. Offering charm, practicality and an excellent location, this wonderful home presents an outstanding opportunity for buyers seeking a characterful property with modern comforts.















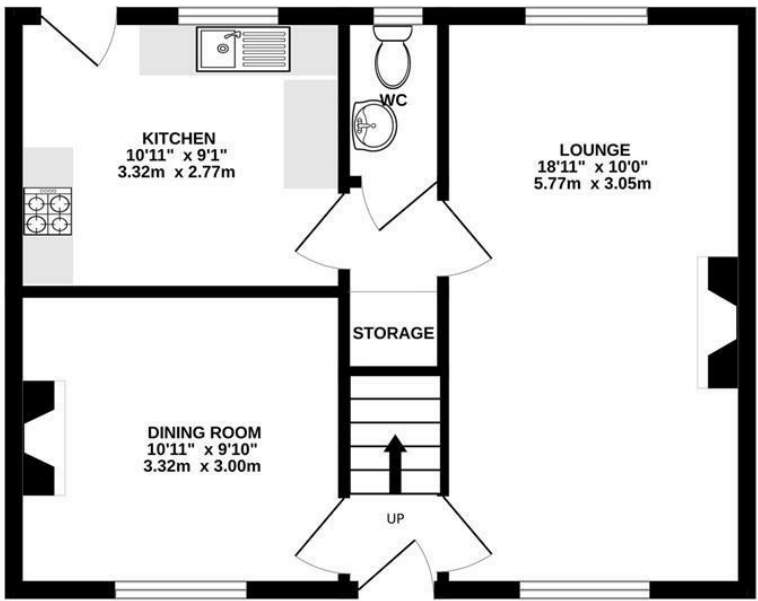




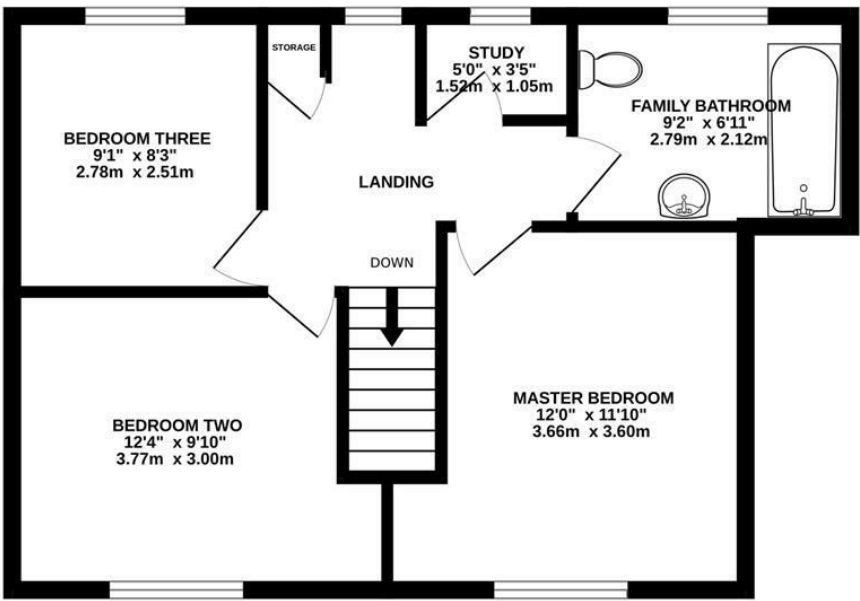


BEN ROSE

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

