



Tennyson Avenue, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom semi-detached property situated in a popular residential area of Chorley. Offering excellent potential throughout, this home is ideal for investors, couples, or first time buyers looking for a property they can modernise and personalise to their own taste. Conveniently positioned close to Chorley town centre, the property benefits from easy access to a range of local shops, supermarkets, restaurants, pubs, and well-regarded schools. Excellent travel links are available nearby including rail services to Preston and Manchester, regular bus routes to Preston, Blackburn, and Wigan, as well as easy access to the M6 and M61 motorways, making it ideal for commuters.

Upon entering the property, you are welcomed through the porch and hallway leading into the spacious front lounge. This bright reception room offers generous living space and benefits from French doors opening into the conservatory, creating a lovely flow throughout the ground floor. The fitted kitchen/dining room provides ample room for everyday dining and also offers direct access into the conservatory, which overlooks the rear garden and offers versatile additional living space.

To the first floor are three bedrooms, including two good-sized double bedrooms and a third single bedroom that could also serve well as a nursery or home office. Completing the accommodation is the shower room fitted with a practical three-piece suite.

Externally, the property benefits from a driveway providing off-road parking for up to two vehicles, leading to a detached garage positioned to the rear. The rear garden is mainly laid to lawn and offers excellent outdoor space with plenty of potential. With spacious accommodation and fantastic scope for improvement, this property presents a superb opportunity in a convenient location.





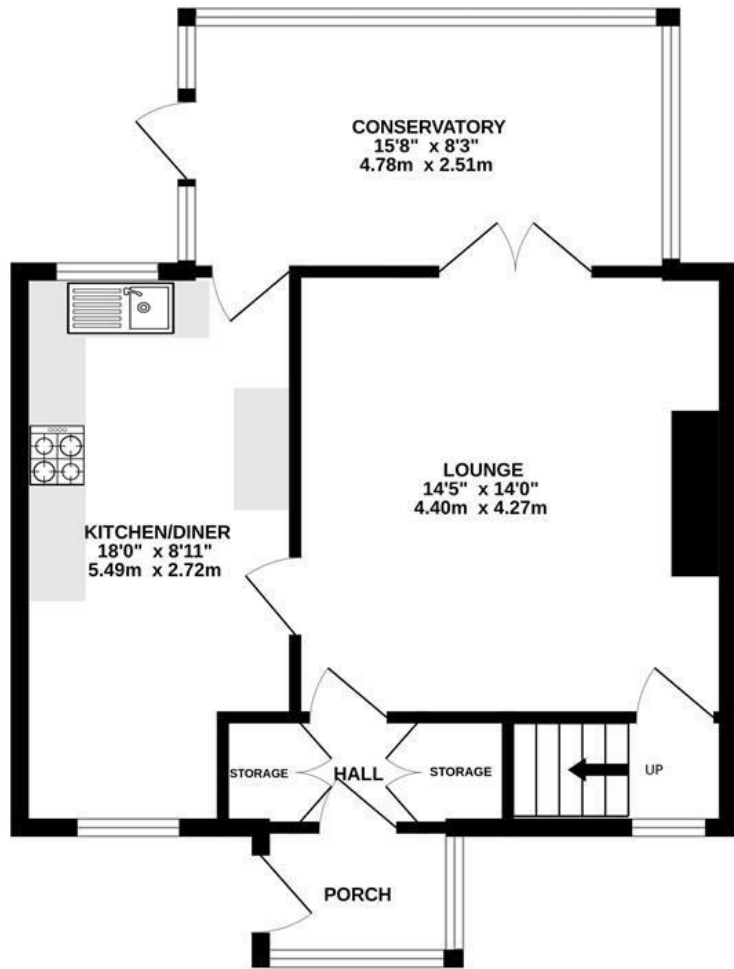




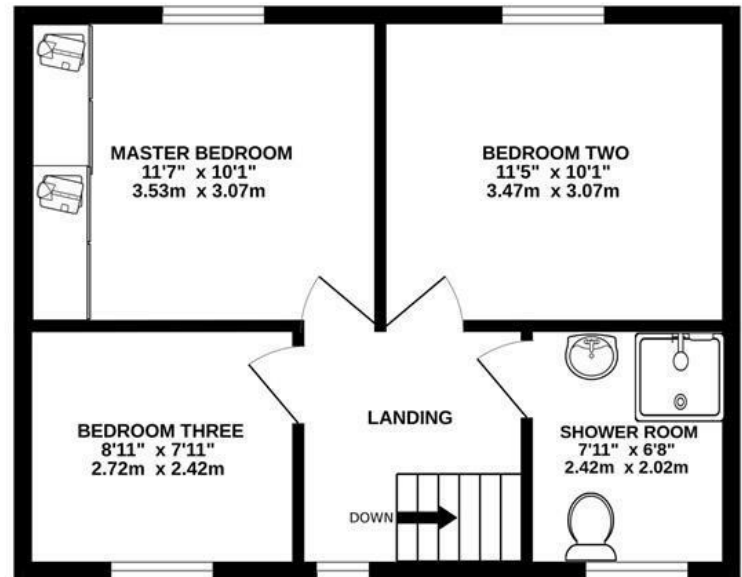




GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

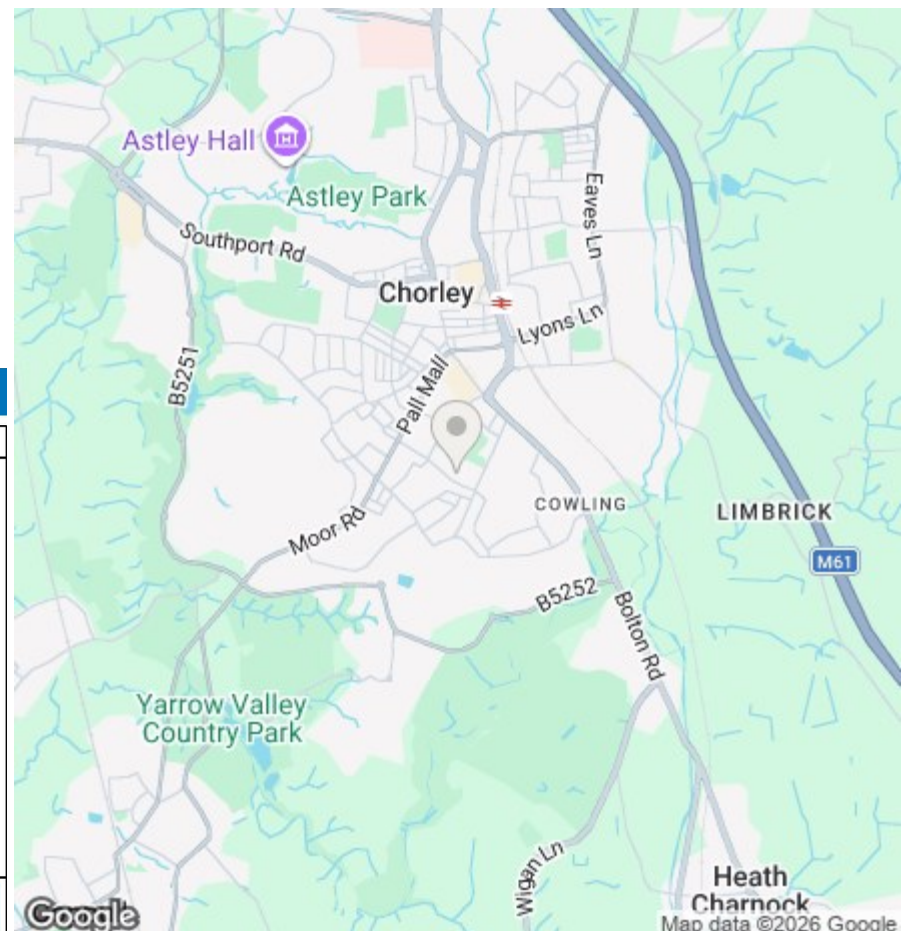


TOTAL FLOOR AREA : 975 sq.ft. (90.5 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	