



**Railway Road, Chorley**

**Offers Over £139,995**

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, three-bedroom end-terrace home, ideally located within walking distance of Chorley town centre. The property would be perfect for first-time buyers and benefits from superb local amenities, including supermarkets, bars, and restaurants right on the doorstep. It also offers excellent transport links, with bus and rail services just a short distance away, as well as convenient access to major northwest towns and cities via the M6 and M61 motorways.

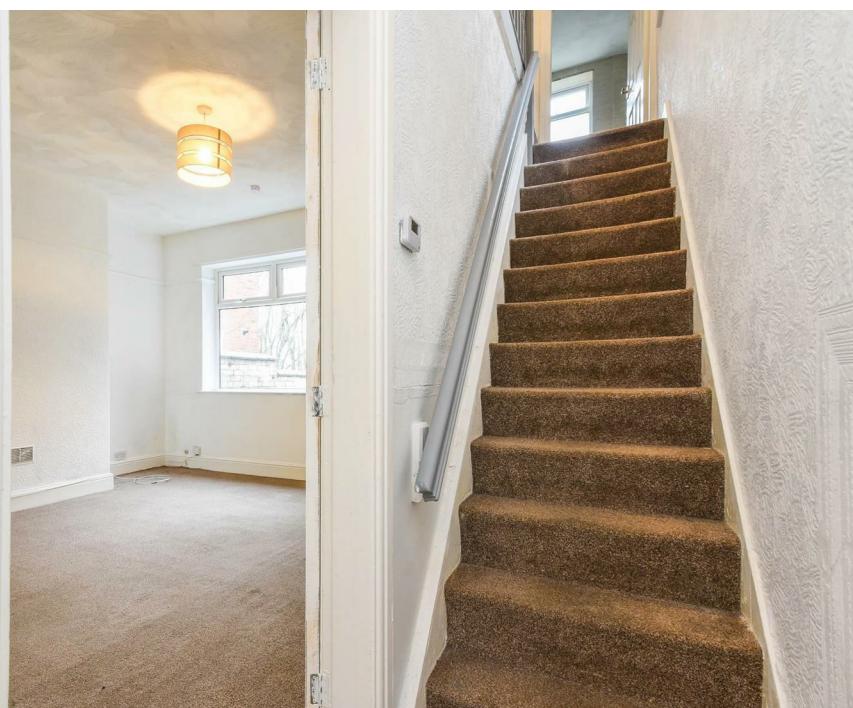
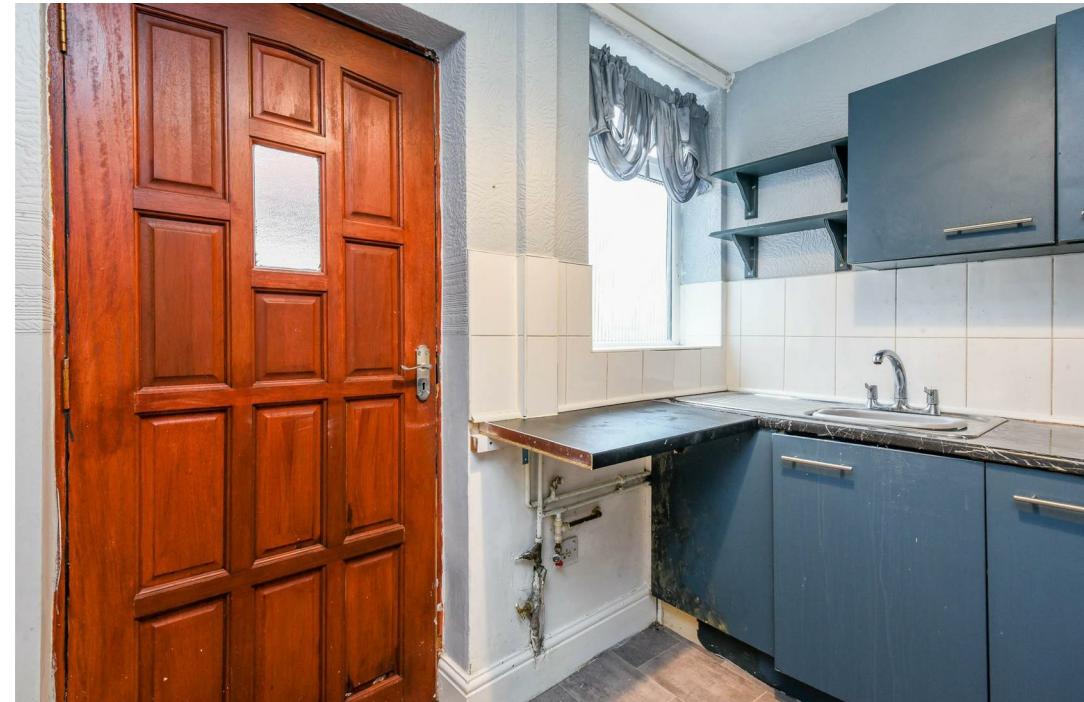
Stepping into the property through the porch, you will find yourself in the welcoming entrance hallway where a staircase leads to the upper level. On the left, you will enter the spacious dining room, which offers ample space for a large family dining table and flows into the lounge through double doors. The lounge features a charming period fireplace and a large window overlooking the front aspect. Moving back through the dining room, you will find the kitchen at the rear. The kitchen offers ample storage with an integrated oven and hob, and a single door provides access out to the garden.

Moving upstairs, you will find three well-proportioned bedrooms and the three-piece family bathroom with an over-the-bath shower. Externally, there is plenty of on-street parking available at the front. At the rear is a generously sized garden with a lawn and patio area, which is not overlooked from behind.

Early viewing is highly recommended to avoid disappointment.







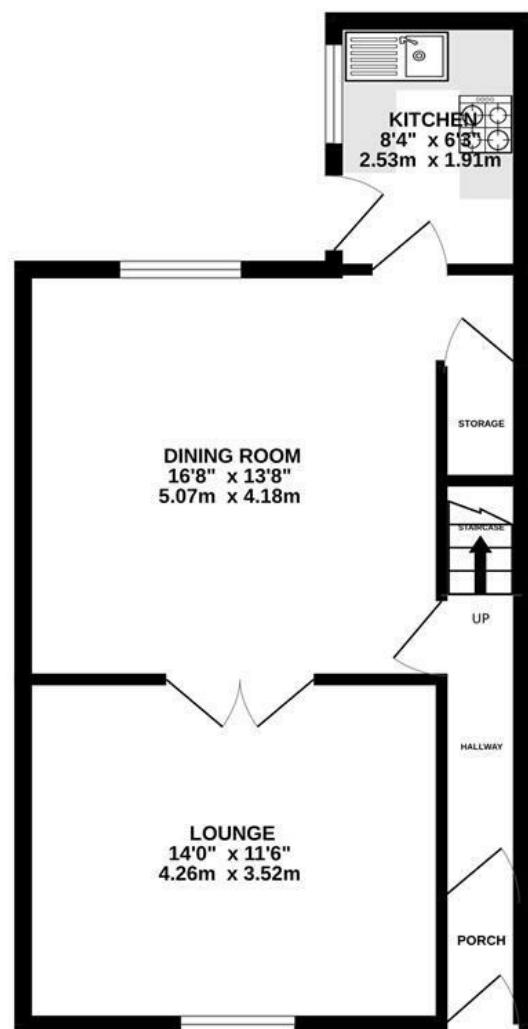




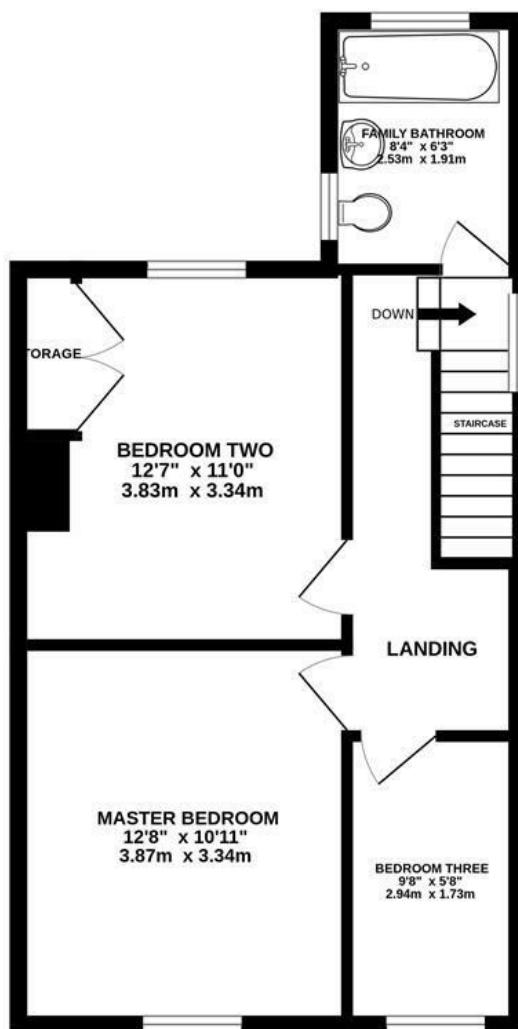


# BEN ROSE

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



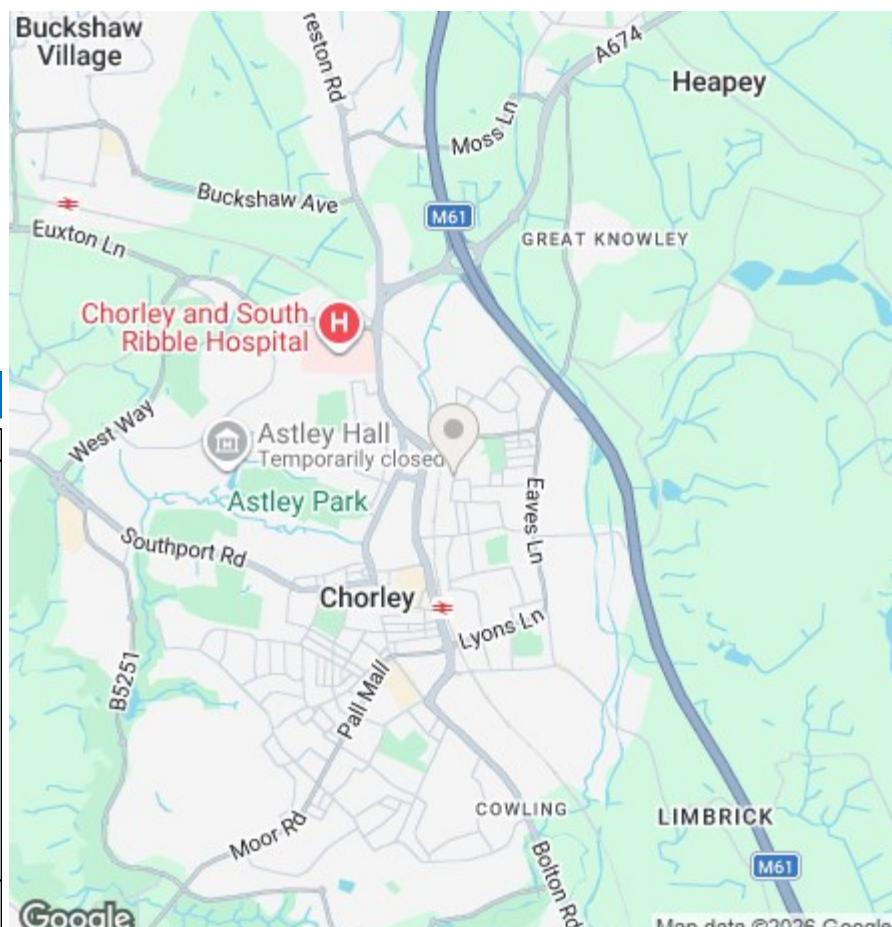
1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	