



Wright Street, Chorley

Offers Over £89,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home situated within a convenient and popular area of Chorley. Offering spacious accommodation and plenty of character throughout, this property would be ideal for first time buyers or couples looking for a home with excellent potential. The property enjoys close proximity to a range of local amenities including supermarkets, cafés, schools and leisure facilities, whilst Chorley town centre provides further shopping, dining and entertainment options. Excellent travel links are also nearby, with Chorley train station offering direct routes to Manchester, Preston and Bolton, alongside easy access to the M61 and M6 motorways making commuting simple. The surrounding area also benefits from nearby parks, countryside walks and local attractions, creating an ideal balance between convenience and lifestyle.

Entering the home through the vestibule, you are welcomed into the bright and inviting lounge. This spacious reception room benefits from a large bay window allowing plenty of natural light to flood the space, whilst the original fireplace adds a sense of character and warmth. Continuing through, you will find the generously sized kitchen which offers ample storage and worktop space alongside plenty of room for a dining table, making it a practical and sociable area for both everyday living and entertaining. Stairs to the first floor are also conveniently located here.

To the first floor, the landing provides access to both double bedrooms and the family bathroom. The master bedroom offers comfortable proportions, whilst bedroom two benefits from built-in storage helping maximise space. Completing this floor is the three-piece family bathroom fitted with a practical suite.

Externally, the property features a small gated front yard adding a degree of privacy and kerb appeal. To the rear is an enclosed yard with a bordering wall and excellent potential to create an attractive outdoor seating area with furniture and potted plants. Combining spacious rooms, character features and a highly convenient location, this home presents a fantastic opportunity for buyers looking to step onto the property ladder or invest within a well-connected area of Chorley.



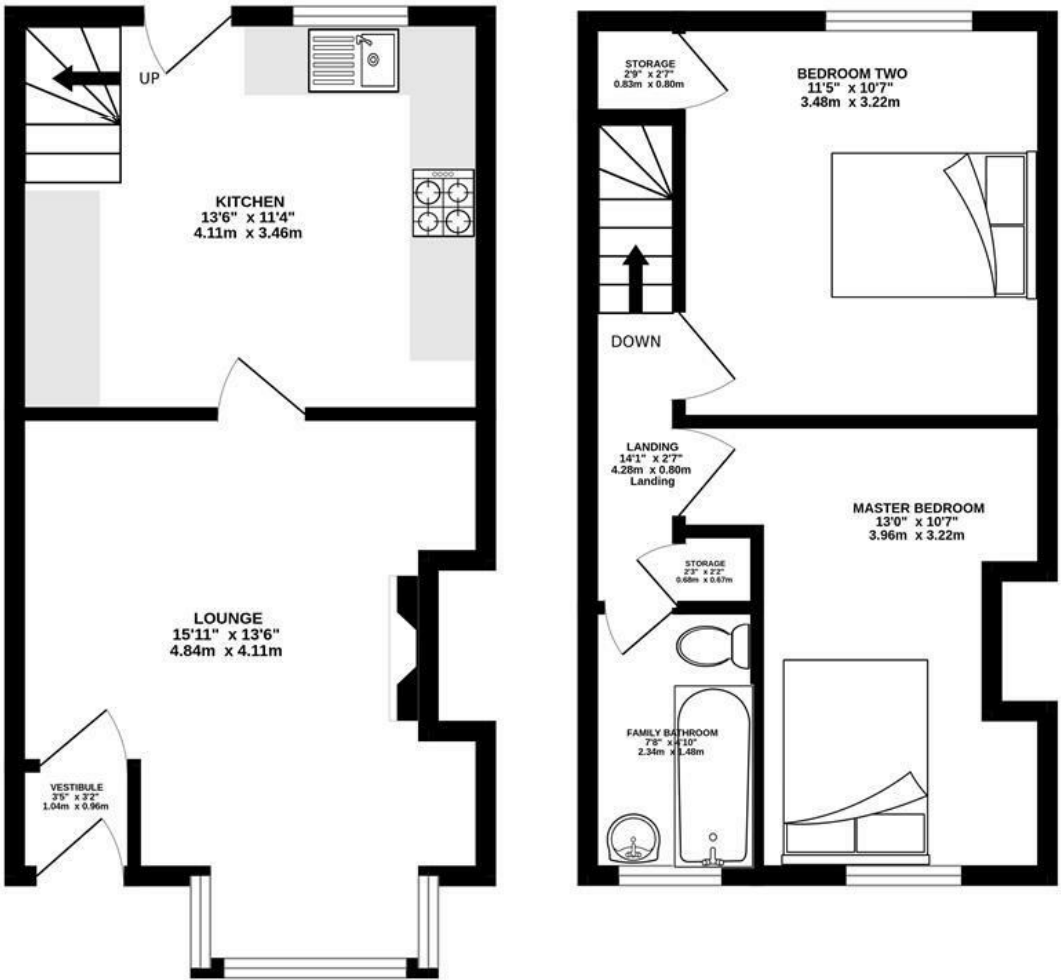




BEN ROSE

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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	

