



Brown Street, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom semi-detached property in a popular residential area of Chorley, offered with no chain and presenting an excellent renovation opportunity for investors, or those looking to create a home tailored to their own tastes and requirements. Conveniently situated close to a range of local amenities including shops, supermarkets, schools, and leisure facilities, the property also benefits from excellent transport links. Chorley town centre is just a short distance away, whilst nearby bus routes, Chorley train station, and easy access to the M61 and M6 motorways provide convenient connections to Preston, Manchester, Bolton, and surrounding areas.

Entering the home through the entrance hallway, you are led into the spacious lounge, which offers a welcoming reception space and plenty of potential for modernisation. The hallway also provides access to useful under-stair storage and the staircase leading to the first floor. To the rear of the property is the generous kitchen, featuring ample cabinet and worktop space with plenty of scope for improvement. The kitchen further benefits from an attached utility room, providing additional practicality and storage. Located at the rear of the ground floor is the master bedroom, a well-proportioned room featuring sliding doors overlooking the rear garden and benefitting from a convenient wet room en-suite.

Moving upstairs, the landing provides access to three further bedrooms, making this an ideal home for growing families. Two of the bedrooms are generous doubles and benefit from built-in wardrobes, whilst the remaining bedroom could serve equally well as a child's room, guest bedroom, or home office. Completing the first floor is the family bathroom, serving all additional bedrooms.

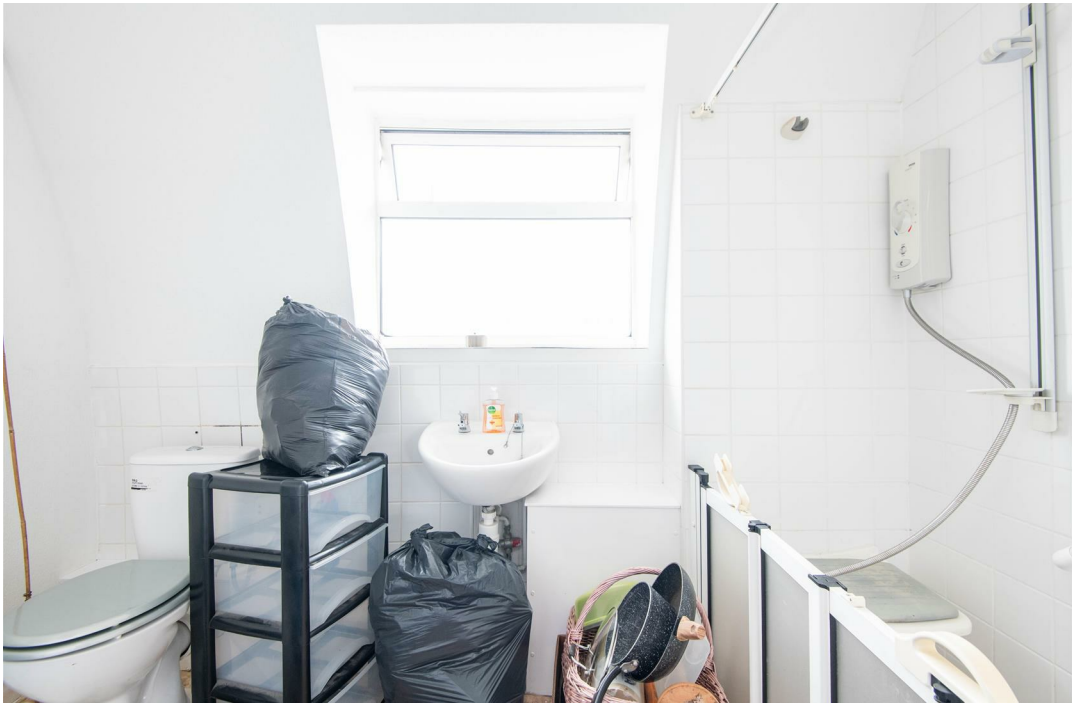
Externally, the property offers excellent potential with a front garden area that could be adapted to provide off-road parking, whilst also benefitting from an EV charging point. To the rear, the good-sized garden features a paved seating area alongside an outbuilding, ideal for additional storage or workshop use. Offering generous accommodation throughout, no onward chain, and significant scope for improvement, this property represents a fantastic opportunity for buyers seeking a renovation project in a well-connected and convenient Chorley location.





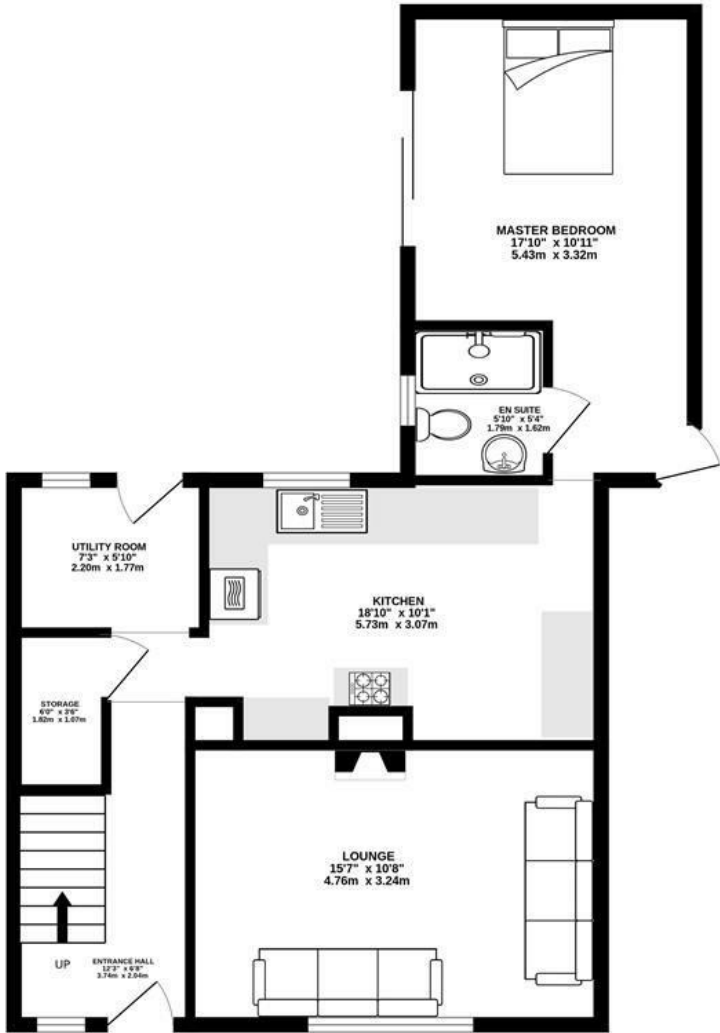




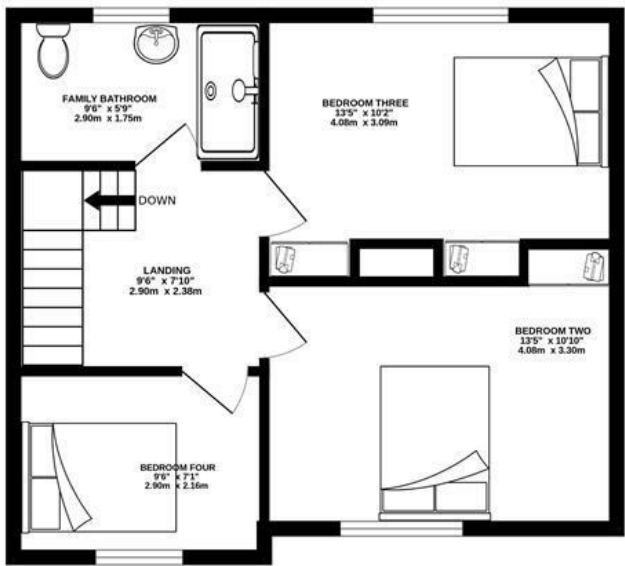


BEN ROSE

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
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	

