



## Knowley Brow, Chorley

**Offers Over £199,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented and deceptively spacious two-bedroom mid-terrace home, ideally suited to families and couples seeking a property close to Chorley's thriving town centre. Set within a highly convenient location, the home is just a short walk from an excellent selection of shops, supermarkets, restaurants, pubs and schools, ensuring day-to-day amenities are always within easy reach. Chorley rail station provides direct services to Preston and Manchester, with superb bus links to Preston, Blackburn and Wigan. The nearby M6 and M61 further enhance connectivity across the North West, with Preston and Leyland also conveniently close by.

Stepping inside via the welcoming entrance porch, you are greeted by the expansive full-width lounge, a bright and airy space featuring high ceilings and elegant solid oak flooring. This generous room flows seamlessly into the modern kitchen/dining room, equipped with contemporary units, a built-in fridge, and a new electric oven and gas hob, providing a stylish and practical setting for both cooking and dining. To the rear, a useful porch offers access to the raised south facing patio area, beautifully finished with Brazilian floor tiles, perfect for enjoying outdoor meals or relaxing in the warmer months.

To the first floor, the full-width master bedroom provides a spacious retreat, accompanied by a second sizeable double bedroom. The modern three-piece family bathroom has a 6ft cast-iron enamel bath that completes the floor with a sleek and contemporary finish.

A standout feature of this home is the large, modernised basement, fitted with solid oak flooring and an air monitoring system. This versatile space is ideal for use as a home office, games room, studio, or additional living area. From here, you can access the open basement section and the rear parking.

Externally, the property benefits from private rear parking for up to two cars, offering valuable convenience close to the town centre.

In conclusion, this superb home combines generous accommodation, modern enhancements and a premium location, further complemented by Hive smart heating, new UPVC windows and doors, and a boarded attic, making it an excellent and ready-to-move-into opportunity in the heart of Chorley.













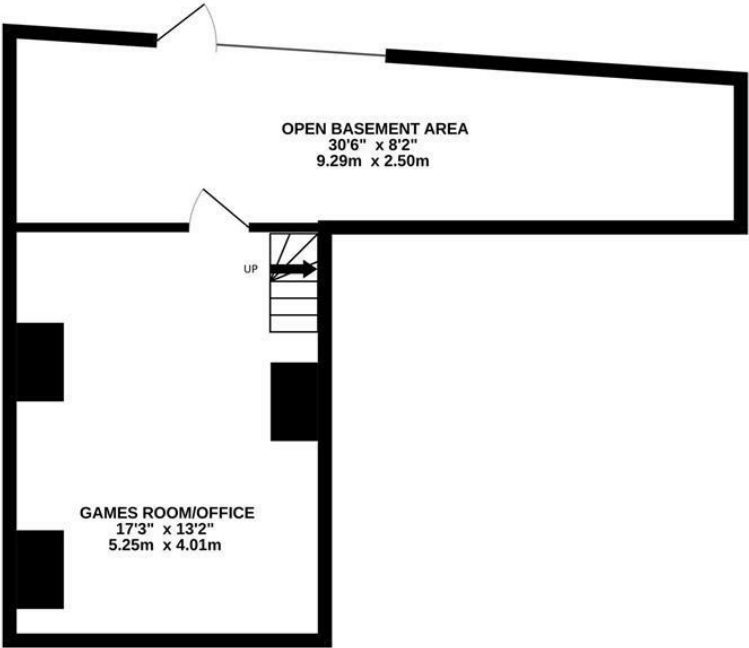




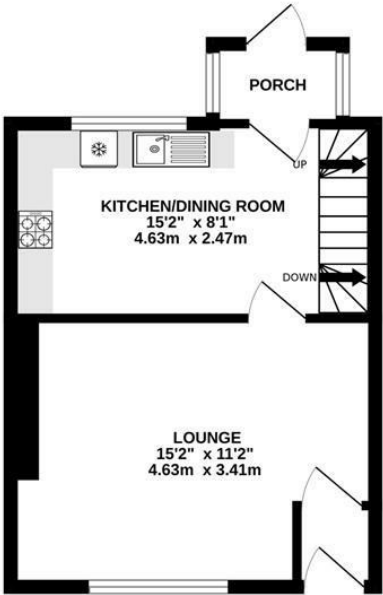




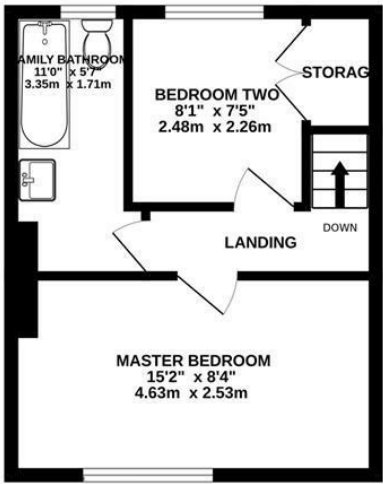
BASEMENT  
426 sq.ft. (39.6 sq.m.) approx.



GROUND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
289 sq.ft. (26.9 sq.m.) approx.




TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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	<div>70</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		