



## Lyons Lane, Chorley

**Offers Over £134,995**

Ben Rose Estate Agents are pleased to present to market this well-proportioned three-bedroom end-terrace property, ideally situated in the popular area of Chorley, Lancashire. This charming home offers a fantastic opportunity for first-time buyers and investors alike, boasting generous living space throughout and excellent potential to add value. The property enjoys a convenient location close to a wide range of local amenities, including shops, supermarkets, schools, and leisure facilities. Chorley town centre is just a short distance away, offering further retail and dining options, while excellent transport links are nearby, including Chorley train station with direct routes to Preston and Manchester, regular bus services, and easy access to the M61 and M6 motorways—ideal for commuters.

Internally, the property welcomes you via a vestibule that leads into the main hallway, setting the tone for the space on offer. To the front is a spacious lounge, featuring a charming fireplace that creates a warm and inviting focal point. Moving through the home, you'll find a generous open plan kitchen and dining area, perfect for both everyday living and entertaining. The kitchen offers ample workspace and storage, seamlessly flowing into the dining area, with the staircase conveniently located off this space. French doors open out to the rear yard, allowing for plenty of natural light. From the kitchen, a further staircase leads down to the basement, providing excellent additional storage or exciting potential for future renovation.

Ascending to the first floor, you'll find three well-proportioned bedrooms, each offering versatile accommodation suitable for families, guests, or a home office setup. Completing this floor is a spacious four-piece family bathroom, featuring both a bath and separate shower, catering to modern family needs.

Externally, the property benefits from on-road parking to the front. To the rear, there is a private enclosed yard, which can be accessed via a secure gate from the side street and provides off-road parking for one vehicle—an excellent and practical feature for this style of home. This property offers a fantastic blend of space, convenience, and potential, making it an ideal purchase for those looking to step onto the property ladder or expand their investment portfolio.







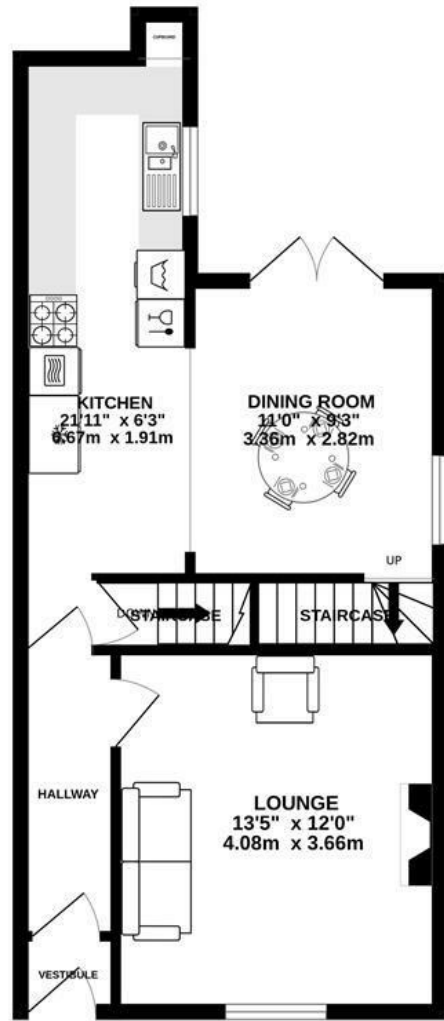




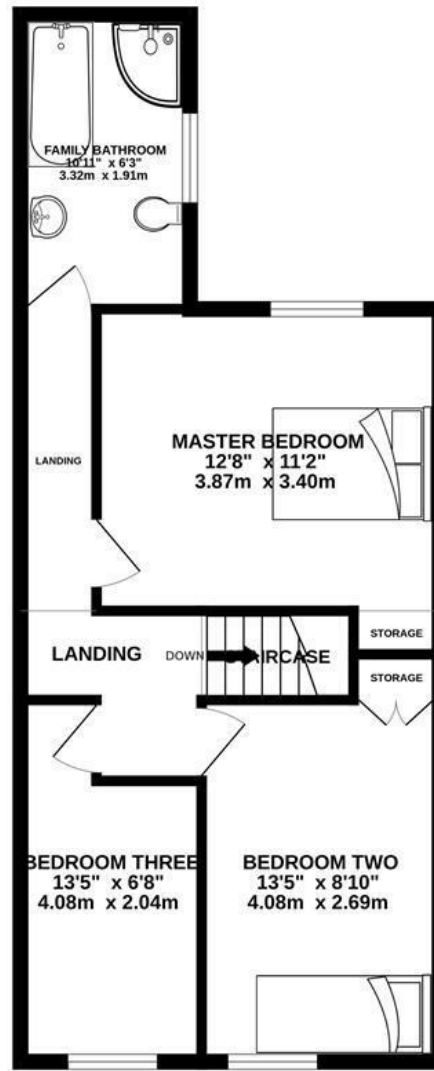


# BEN ROSE

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	