



Northumberland Street, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom end terrace home, ideally positioned in the heart of Chorley. This property presents an excellent opportunity for first-time buyers and investors alike, offering convenient access to a wide range of local amenities, bus routes, and green spaces perfect for leisure and relaxation. Excellent travel links are close by, with the M61 motorway just a short drive away, making commuting to nearby towns and cities straightforward and efficient.

Upon entering the property, you are welcomed into a small entrance hall that leads directly into the front-facing lounge. This inviting space benefits from a window allowing in plenty of natural light and features a fireplace that acts as a central focal point. From the lounge, you move through to the kitchen, which is fitted with worktops and ample cupboard space, along with a gas hob and oven. There is also room for freestanding appliances. The ground floor is completed by a three-piece family bathroom, accessible via the kitchen, as well as a door providing access to the rear yard.

Moving up to the first floor, the property offers two generously sized bedrooms. The master bedroom is positioned to the front of the home and benefits from a window that fills the room with natural light. The second bedroom is located to the rear, also enjoying a window and a comfortable, well-proportioned layout, making it ideal for a guest room, home office, or additional bedroom.

Externally, residential parking is available to the front of the property. To the rear, there is a small, low-maintenance yard with the added benefit of a shed for extra storage. Overall, this end terrace home offers a well-balanced layout in a central location, making it an ideal first-time purchase or a solid investment opportunity in the heart of Chorley.





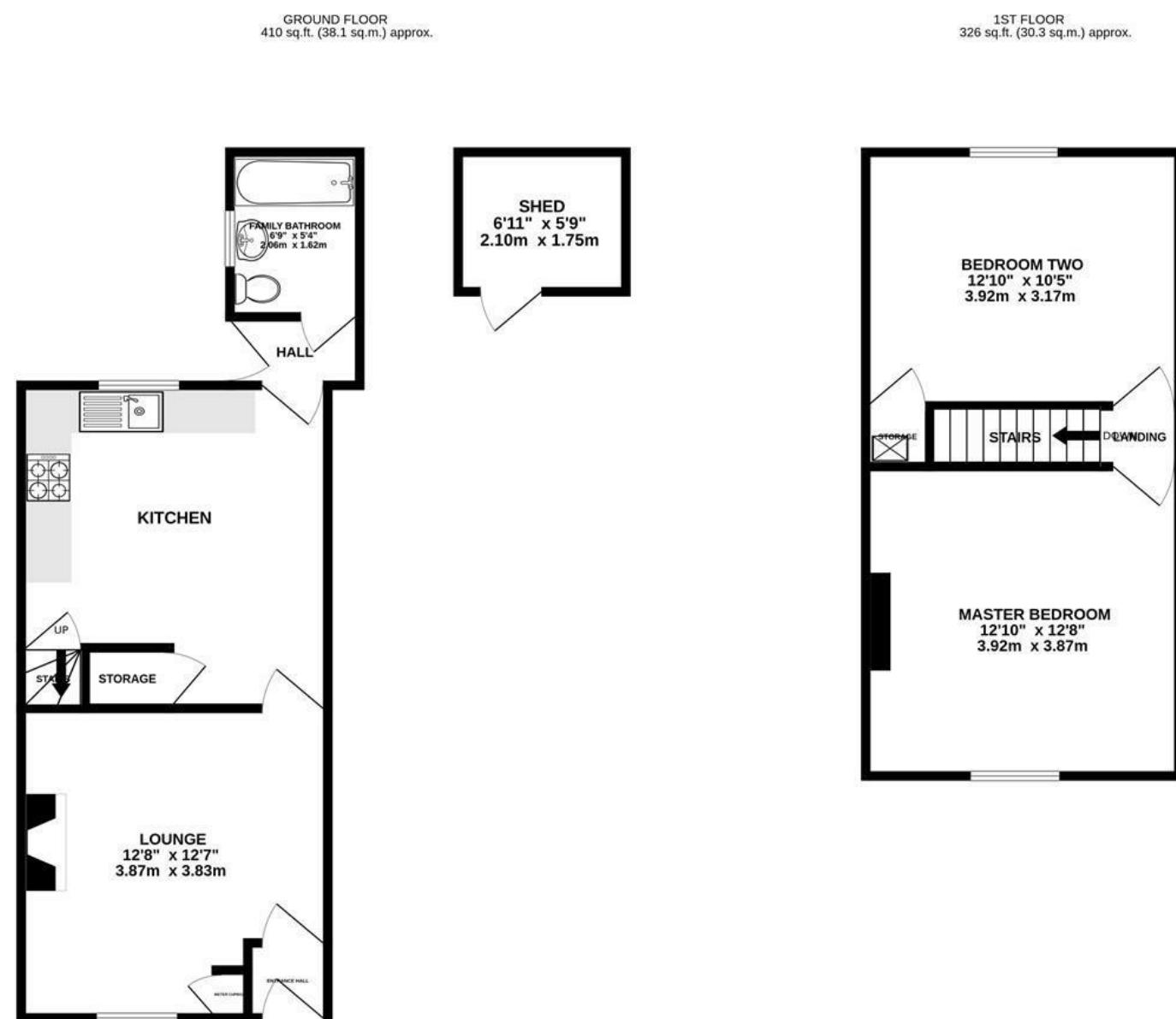








BEN ROSE



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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		
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		
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England & Wales	EU Directive 2002/91/EC	

