



## Claremont Road, Chorley

**Offers Over £129,995**

Ben Rose Estate Agents are delighted to present to the market this spacious three-bedroom mid terraced home, ideally situated in the heart of Chorley. Offered with NO ONWARD CHAIN and perfectly suited to first-time buyers or small families, the property enjoys a convenient location with excellent access to the M6 and M61 motorways, providing easy commuting to major towns and cities across the North West. A wide range of local amenities, including supermarkets, well-regarded schools, shops and leisure facilities, are all within easy reach. Early viewing is highly recommended to avoid disappointment.

Upon entering the home, you are welcomed into a porch which leads directly into the bright and spacious lounge. This inviting reception room benefits from an abundance of natural light through the front-facing window and features an attractive media wall, creating a comfortable and stylish living space. A large wooden sliding door opens into the kitchen/diner, offering a practical and sociable layout.

The kitchen provides an excellent range of worktop space with breakfast seating, along with an integrated hob, oven and fridge freezer. The staircase to the first floor is located here, and there is also direct access to the rear garden.

The first floor comprises three well-proportioned bedrooms, including two generous double bedrooms, with the master bedroom benefiting from integrated storage. Completing the accommodation is a modern three-piece family bathroom, fitted with a bath and overhead shower.

Externally, the property enjoys a private rear garden, providing an ideal space for relaxing or entertaining. The garden also offers access to a generous garage, capable of accommodating one large vehicle. To the front of the property, on-road parking is readily available.





















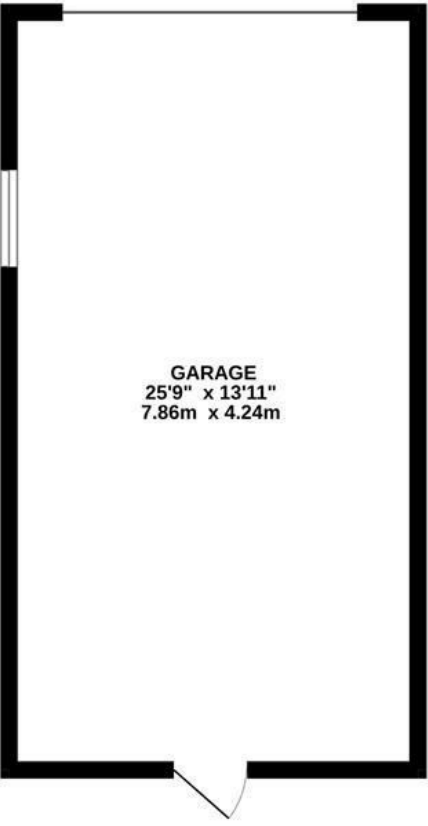
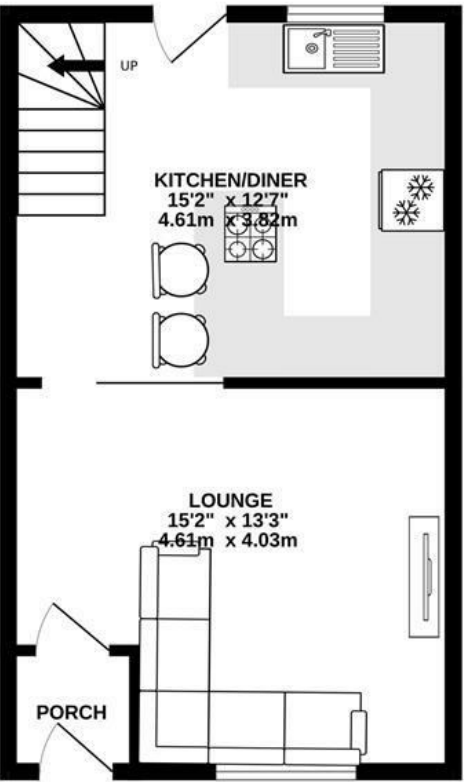




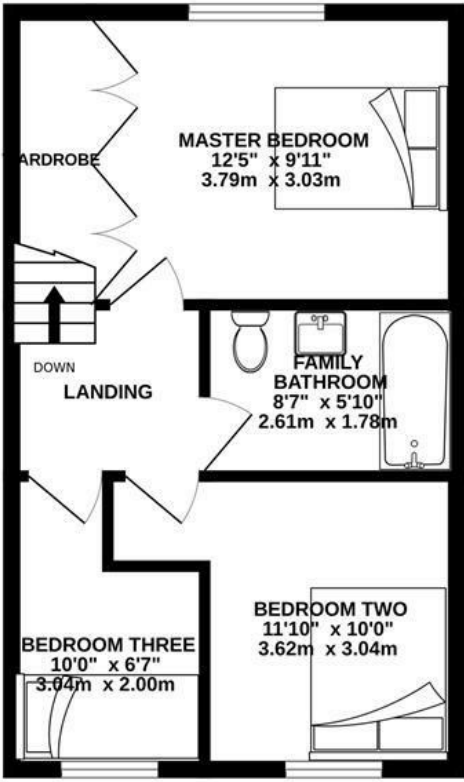


# BEN ROSE

GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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 |                         |           |
|                                             | 74                      | 79        |
| England & Wales                             | 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) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

