



## Murrayfield Close, Chorley

Offers Over £194,995

Ben Rose Estate Agents are pleased to present to market this well-maintained two bedroom mid-terrace home, ideally suited to couples or first-time buyers seeking a property that offers generous internal space and a convenient location. Situated in Chorley, Lancashire, the home benefits from easy access to a wide range of local amenities including supermarkets, schools, cafés and leisure facilities. Chorley town centre is just a short distance away, along with Chorley train station providing direct links to Preston and Manchester. Excellent road connections are also close by, with the M61 and M6 motorways easily accessible for commuters travelling further afield.

Upon entering the property, you are welcomed into an entrance hall which provides access to a convenient downstairs WC before leading through to the main living space. The lounge diner is a particularly impressive room, offering a generous open area ideal for both relaxing and entertaining, with ample space for living and dining furniture. A useful understairs storage cupboard adds practicality to the layout. Just off the lounge diner is a compact yet functional kitchen, making good use of the available space. To the rear of the home is a delightful garden room, enhanced by skylights that flood the space with natural light. This room is currently divided into a cosy sitting area and a separate craft or painting area, creating a peaceful and versatile space to unwind.

The first floor continues to impress, offering two well-proportioned double bedrooms, both providing comfortable accommodation. The second bedroom further benefits from built-in storage, adding to the home's practical appeal. Completing this floor is the family bathroom, fitted with a three-piece suite comprising an over-bath shower, wash basin and WC.

Externally, the property benefits from a double driveway to the front, allowing side-by-side parking for two vehicles. To the rear is a low-maintenance flagged garden, currently filled with an abundance of plants and shrubbery which truly come into their own during the spring and summer months, bursting into colour and creating a charming outdoor retreat. Well cared for throughout, this lovely home offers a fantastic opportunity for buyers seeking a comfortable, well-located property that is ready to be enjoyed.

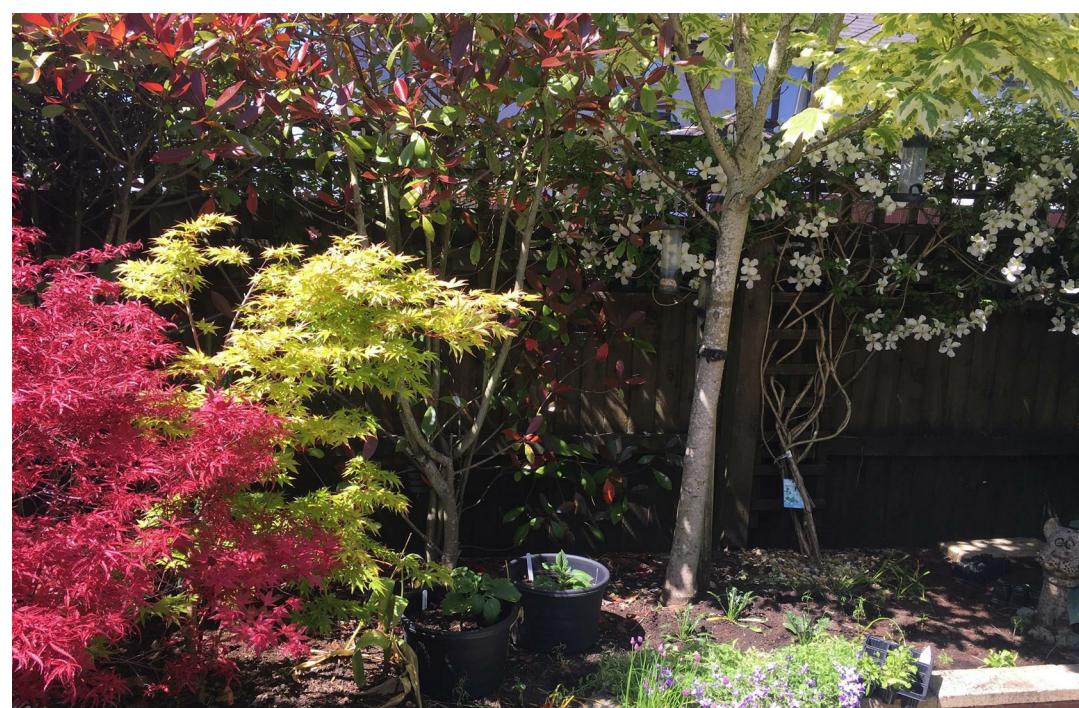
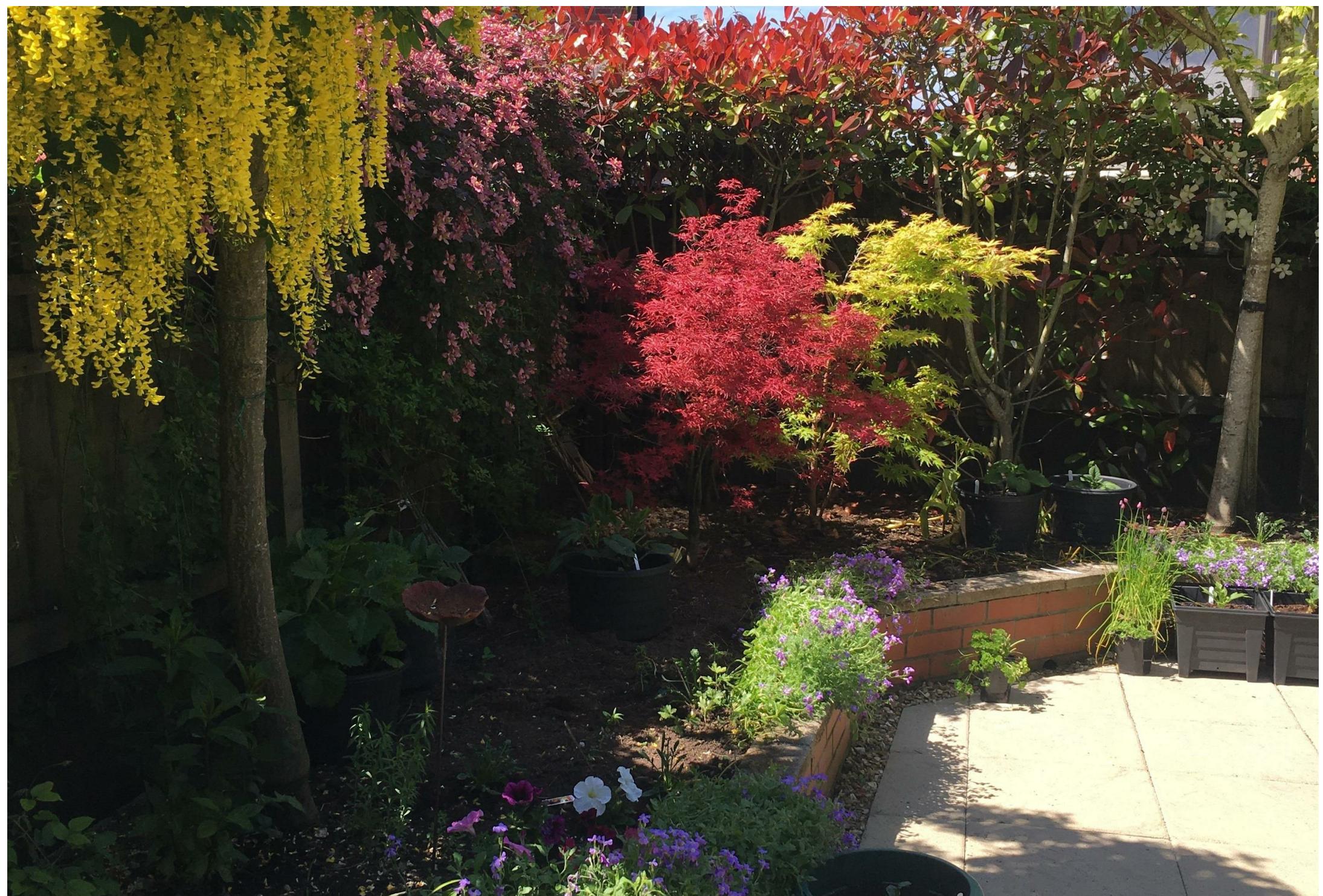
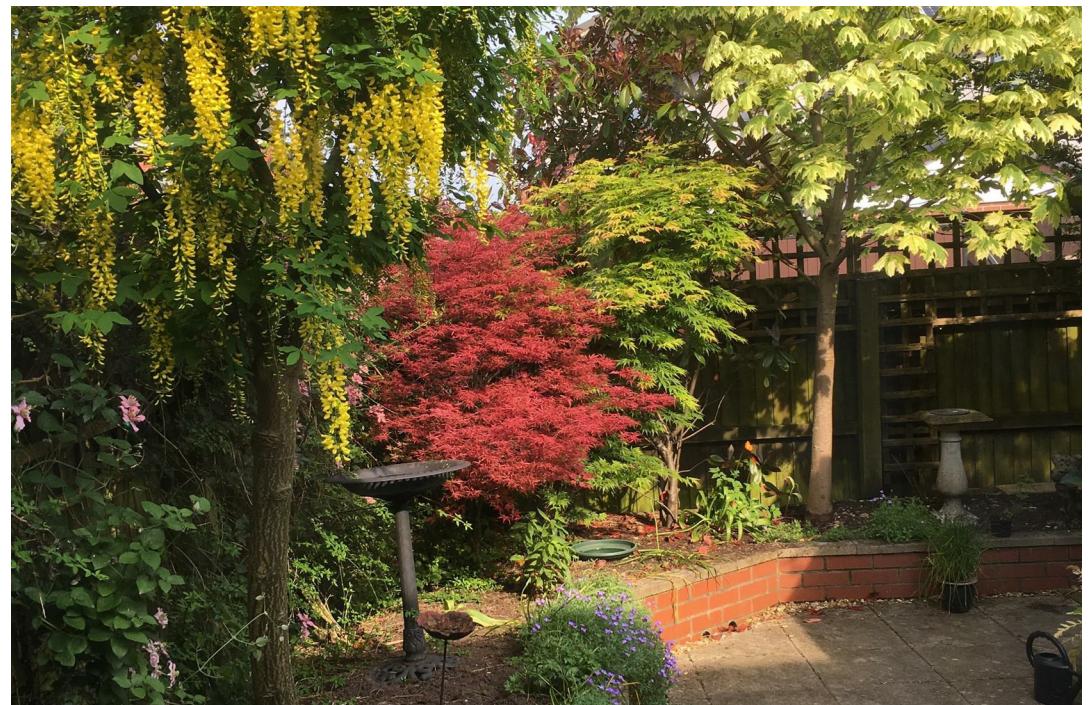






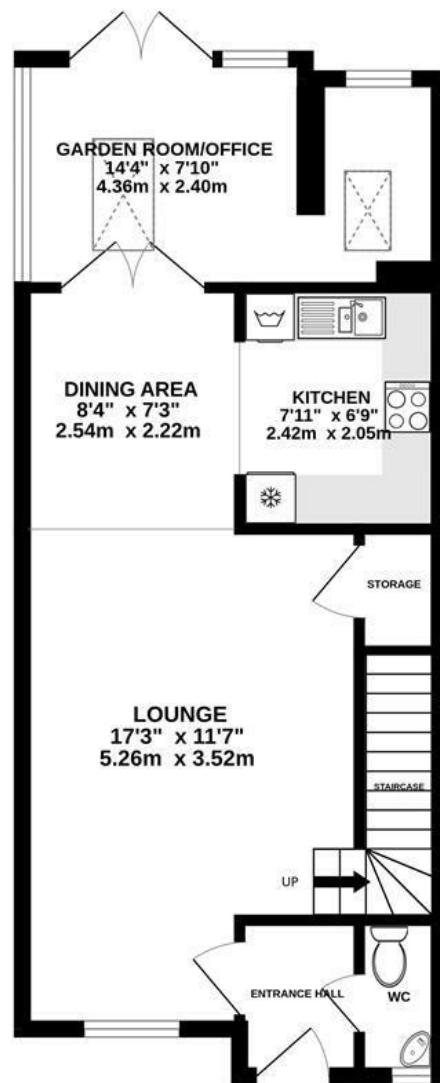






# BEN ROSE

GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



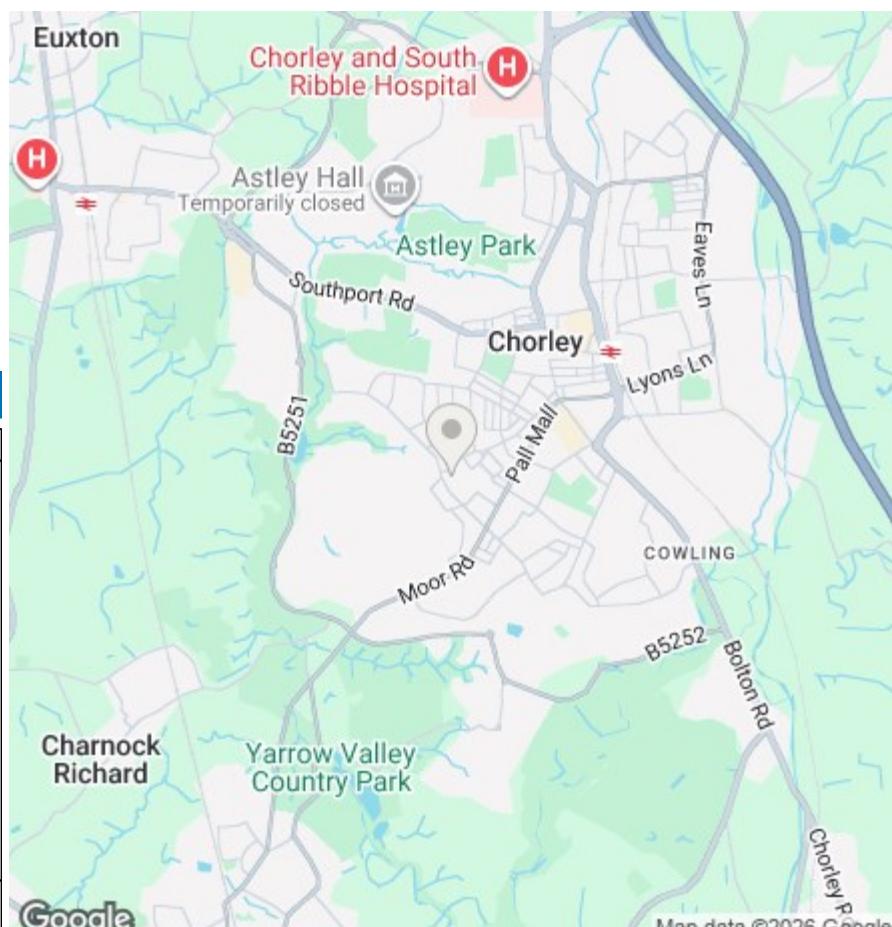
1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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 <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	