



Yarrow Road, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property, situated in a convenient area of Chorley, Lancashire. Offering a practical layout and well-proportioned rooms throughout, this home presents an excellent opportunity for first-time buyers looking to step onto the property ladder and put their own stamp on a home. The property is ideally located within easy reach of a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Chorley town centre is just a short distance away, while excellent transport links are available with nearby train stations providing routes to Preston, Manchester and beyond. There are also regular bus services and easy access to the M61 and M6 motorways, making it a suitable location for commuters.

Upon entering the home, you are greeted by a small porch which leads into the entrance hallway. From here, you step into the front lounge, featuring a large window that allows for plenty of natural light, along with a fireplace that provides a focal point to the room. Moving through, there is a second reception room, currently used as a lounge/diner, offering a generous space for both relaxing and dining. This room also benefits from useful downstairs storage. To the rear of the property, the kitchen provides ample cupboard space and work surfaces, along with access out to the garden.

To the first floor, there is a landing area with additional storage. The property offers two good-sized double bedrooms, providing comfortable accommodation. Completing this floor is a shower room, fitted with the essential fixtures.

Externally, to the front of the property there is a gated garden, along with on-street parking available. To the rear, the garden offers a practical outdoor space and benefits from double gates, allowing the option for off-road parking if desired. Overall, this is a straightforward home with plenty of potential, ideal for buyers looking to personalise a property to their own taste in a well-connected location.







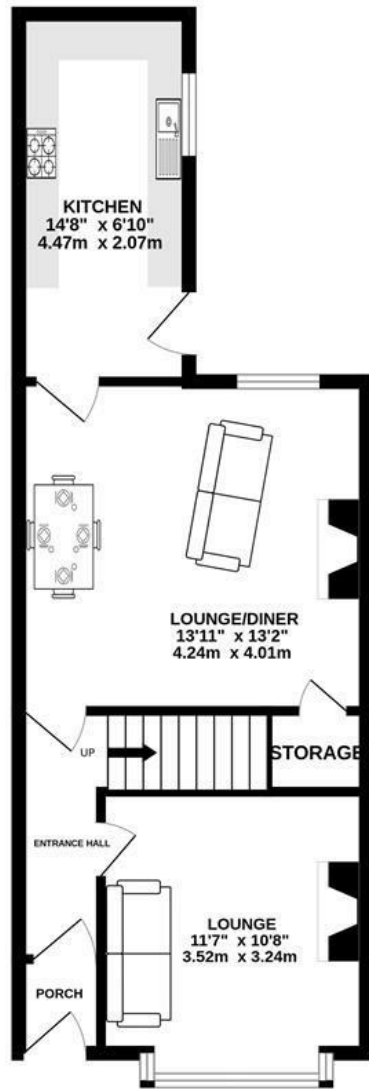




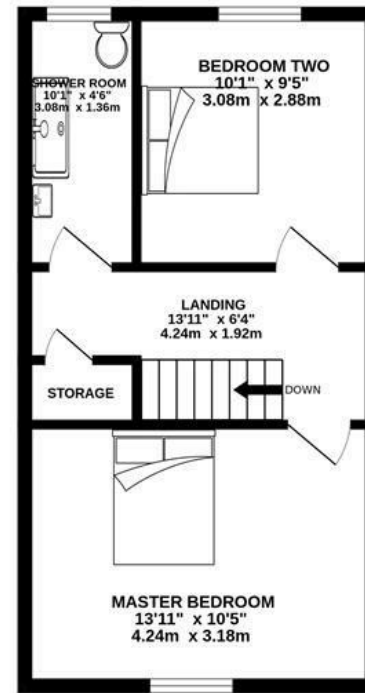


BEN ROSE

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.

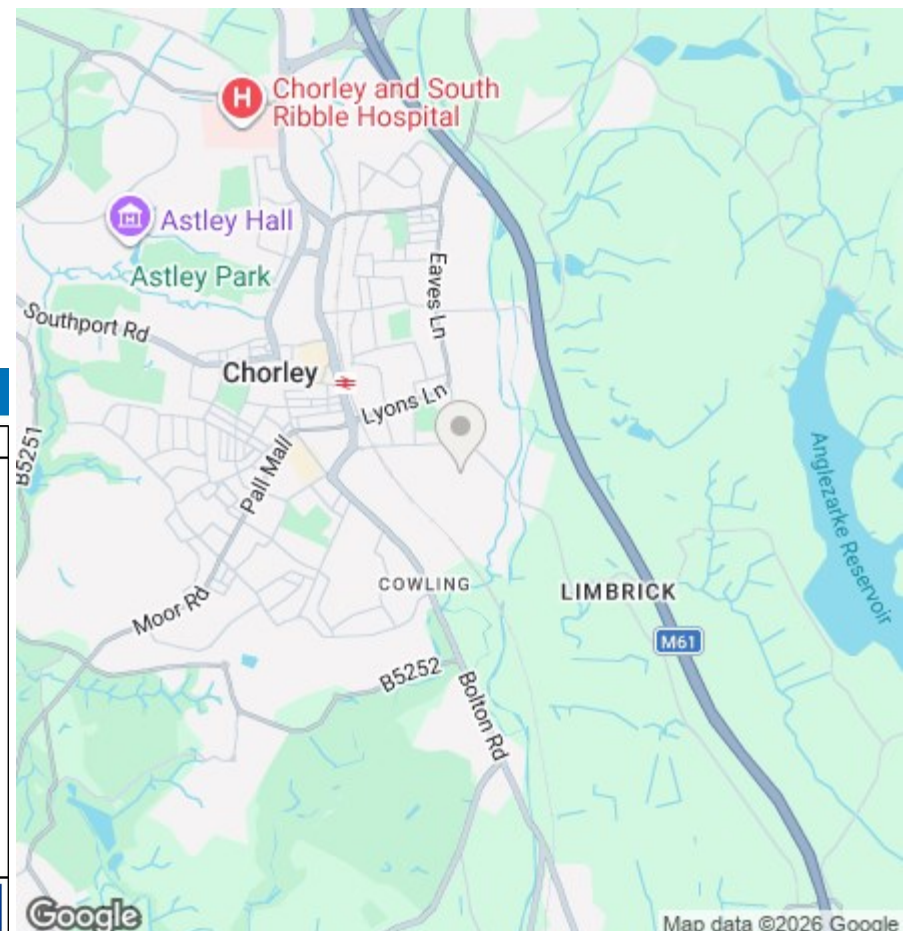


TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.

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		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	