



Coventry Street, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom terraced home, set over three floors and located within a short walking distance of Chorley town centre and its excellent local amenities. The property is ideally placed for commuters, with great travel links via the M6 and M61 motorways, as well as nearby rail and bus services, providing easy access to major North West towns and cities.

Stepping into the property, you will find yourself in the welcoming entrance hallway which leads through to the spacious front lounge. The lounge features a charming brick-built fireplace as a focal point, along with a large window overlooking the front aspect, allowing plenty of natural light to fill the space.

Moving through, you will enter the impressive kitchen/breakfast room. The kitchen offers ample storage and features an integrated double oven and hob along with a central island providing space for casual dining. There is also a convenient utility area located under the stairs.

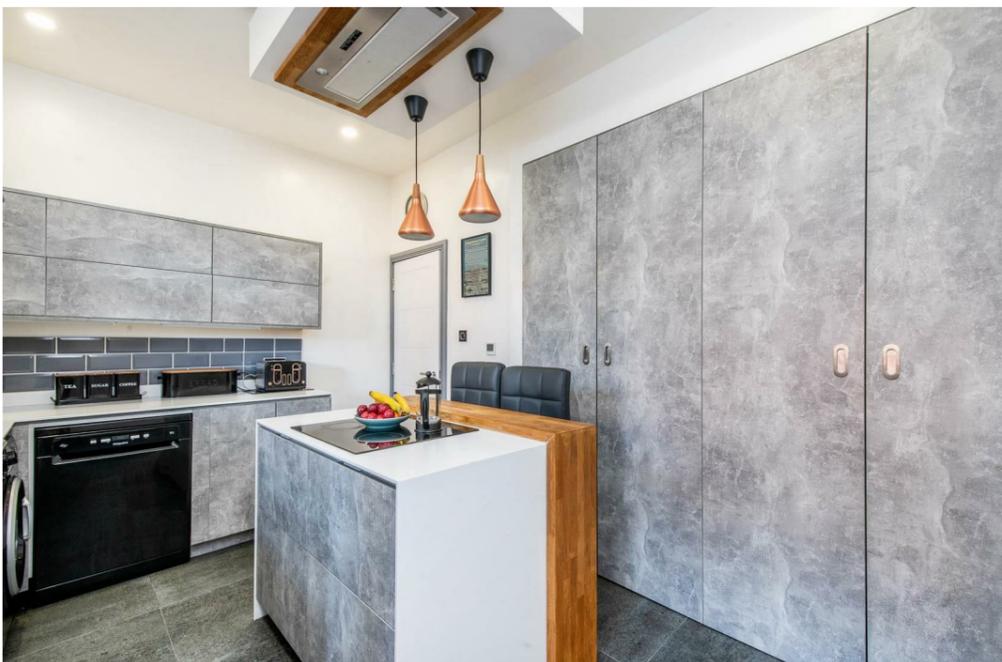
Moving up to the first floor, you will find two well-proportioned double bedrooms, both benefiting from fitted wardrobes. A spacious five-piece family bathroom completes this level, featuring a distinctive feature wall and twin sinks.

The second floor hosts the generous master bedroom, which offers excellent space along with access to eaves storage. A two-piece ensuite is also located on this level.

Externally, to the front there is on-street parking available, along with access to a ginnel leading to the rear. The rear yard is well presented, featuring a sheltered patio area and a useful outbuilding for additional storage. There is also gated access to the rear ginnel.

Early viewing is highly recommended to avoid potential disappointment.

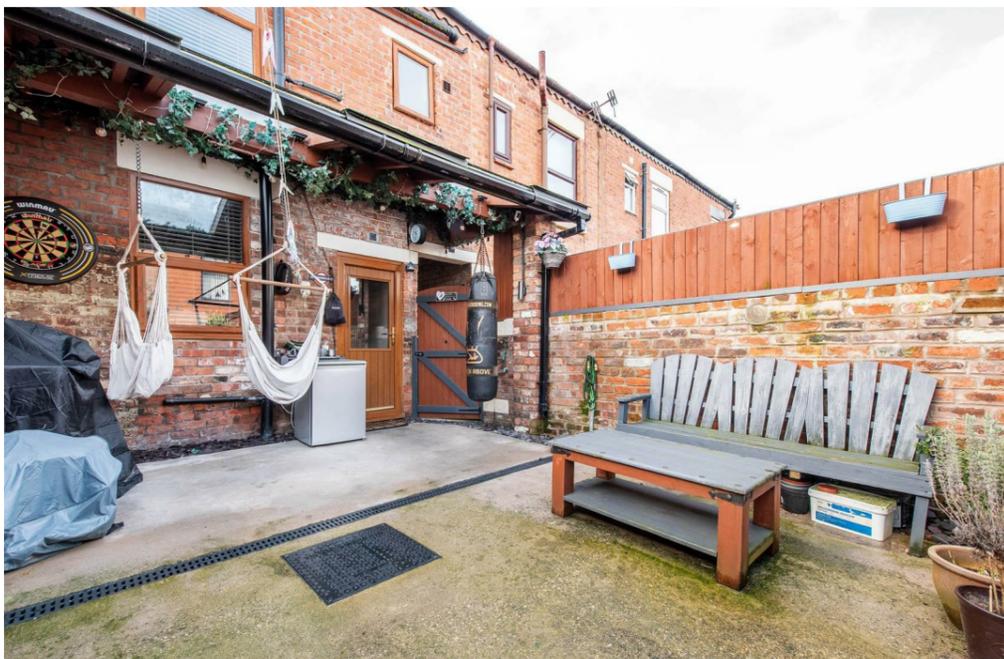




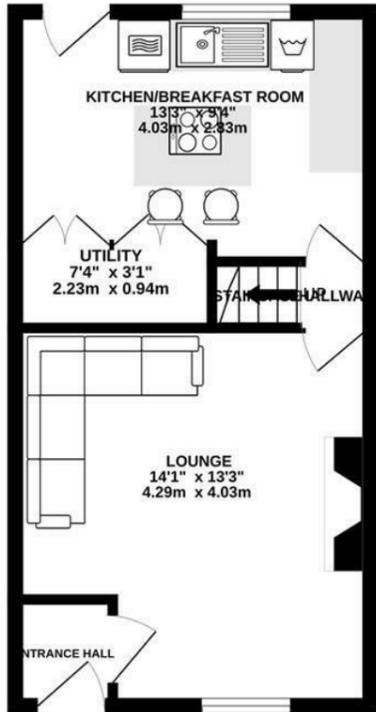




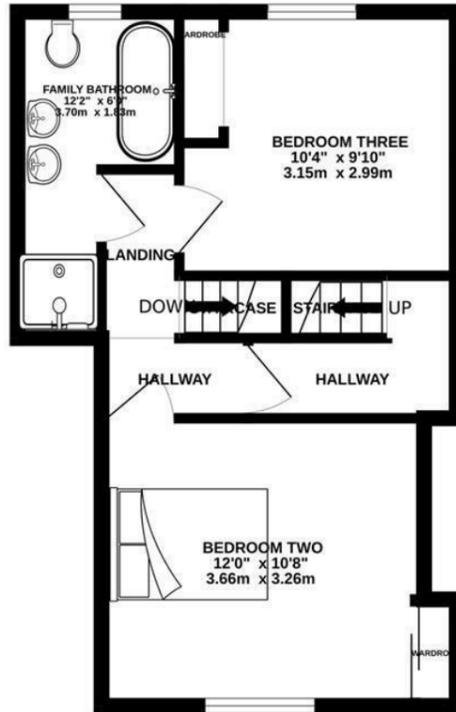




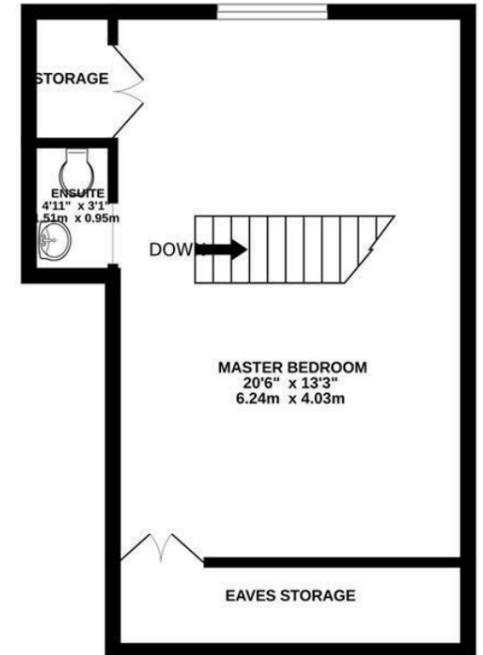
GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	
(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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

