BEN ROSE

Darlington Close, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom mid-terrace home, ideally positioned on the highly sought-after Rivington View Estate in Chorley. Offering an excellent opportunity for first time buyers, the property combines comfortable living accommodation with a pleasant residential setting, making it an ideal choice for those looking to take their first step onto the property ladder. The area benefits from a good range of everyday amenities, including shops, supermarkets, schools, leisure facilities and places to eat, while Chorley town centre is within easy reach for a wider selection of shopping and entertainment options. Excellent transport links are also close by, with convenient access to the M61 providing connections towards Preston, Bolton and Manchester, whilst the M6 is readily accessible for journeys further afield. Chorley railway station also offers regular services to surrounding towns and cities.

Stepping through the front door, you are welcomed into a comfortable front lounge which provides a pleasant space to relax and unwind, with the staircase rising to the first floor. Continuing through the home, you arrive at the spacious kitchen/diner positioned at the rear. The kitchen is well equipped with an integrated oven and provides ample room for a dining table, making this a practical and sociable space for everyday living. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a seamless connection with the outside. A convenient WC is also located just off the kitchen.

Moving upstairs, the first floor provides two well-proportioned bedrooms, offering flexibility for a main bedroom and home office, nursery or guest room depending on the buyer's requirements. Completing the accommodation is a three-piece family bathroom, fitted with a bath and overhead shower, alongside the WC and wash hand basin, providing everything needed for modern day living.

Externally, the property benefits from a small front lawn with a pathway leading to the entrance, adding to the welcoming kerb appeal. To the rear, there is private parking for two cars, providing a valuable convenience for residents. The good-sized rear garden features a patio seating area and lawn, offering a pleasant space for outdoor dining, entertaining or simply enjoying the warmer months. Combining well-presented accommodation, useful outside space and a desirable position within the Rivington View Estate, this is an excellent opportunity for first time buyers seeking a comfortable and well-connected home in Chorley.

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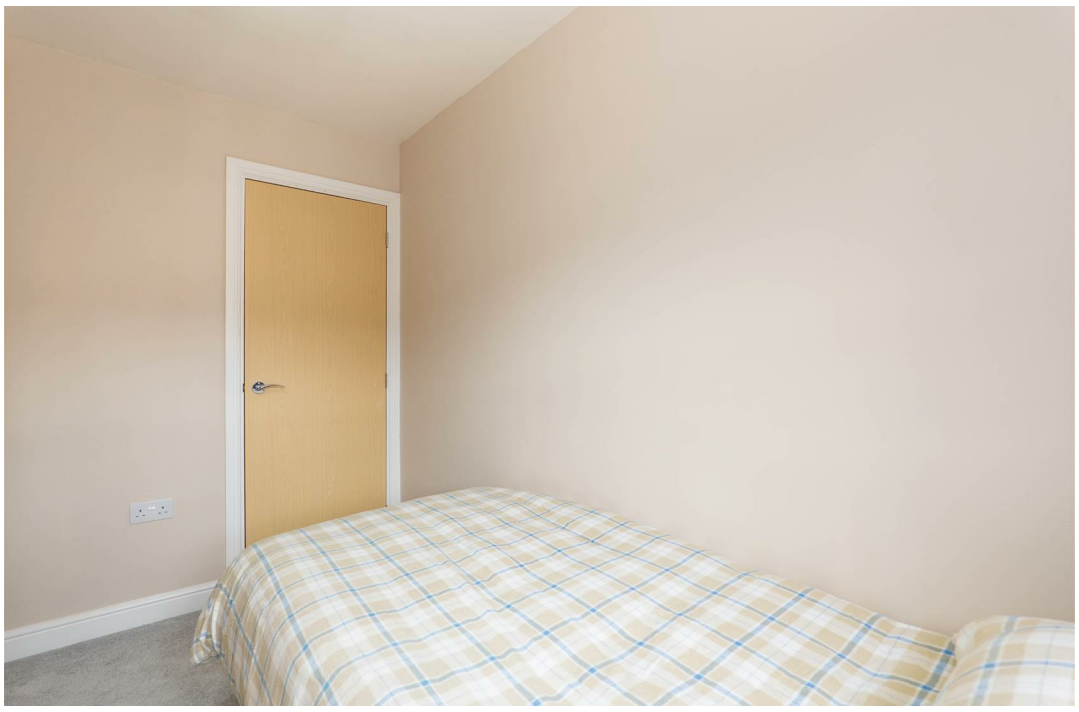

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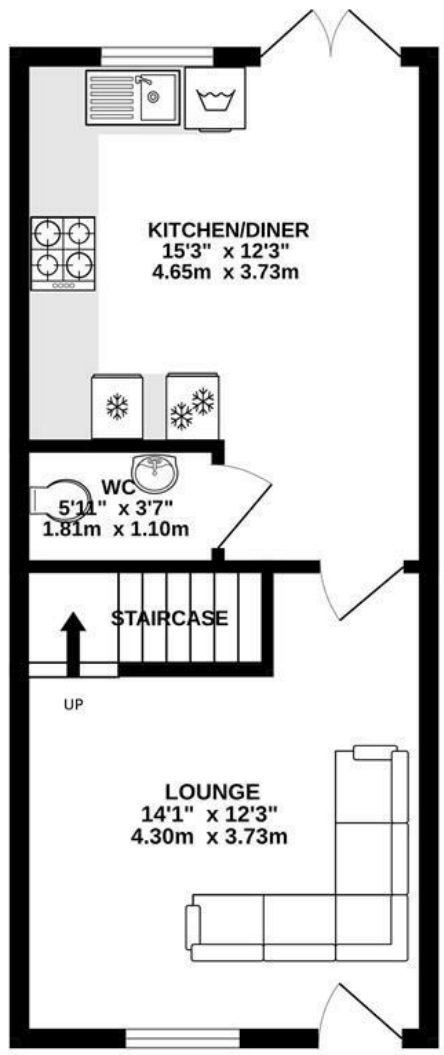
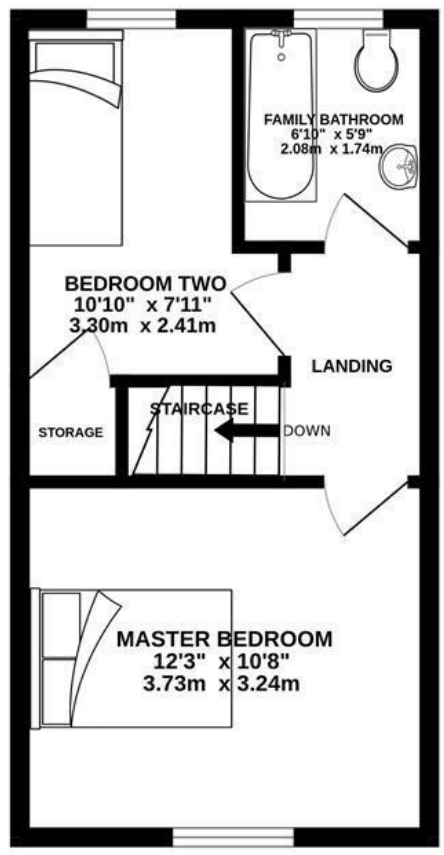
GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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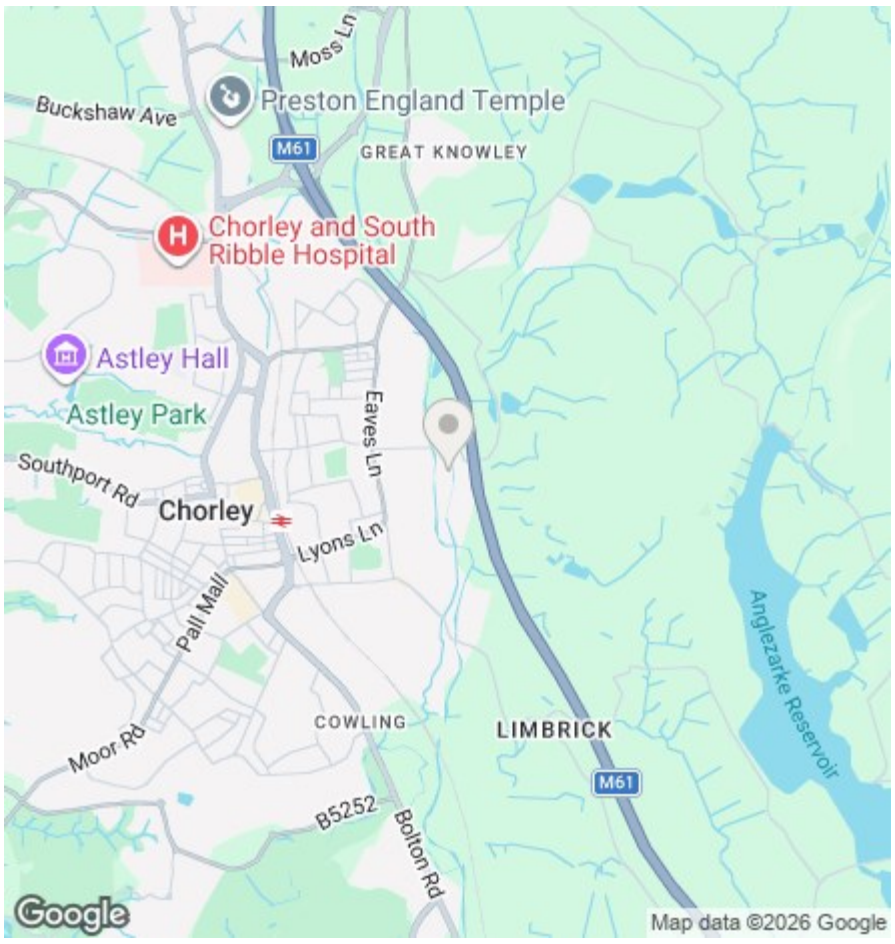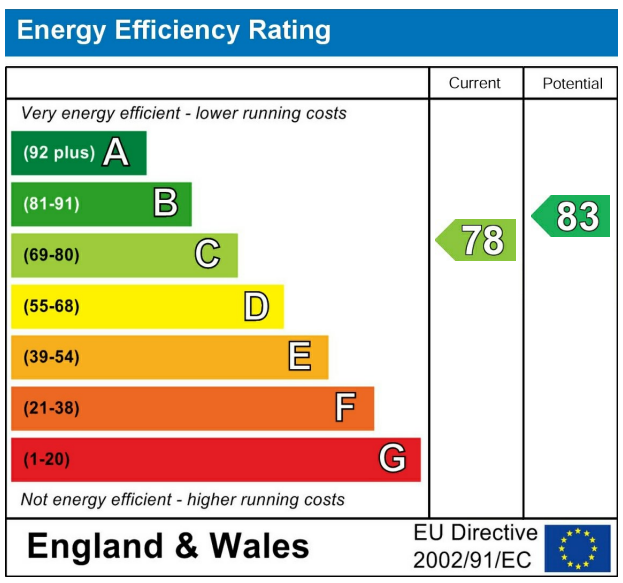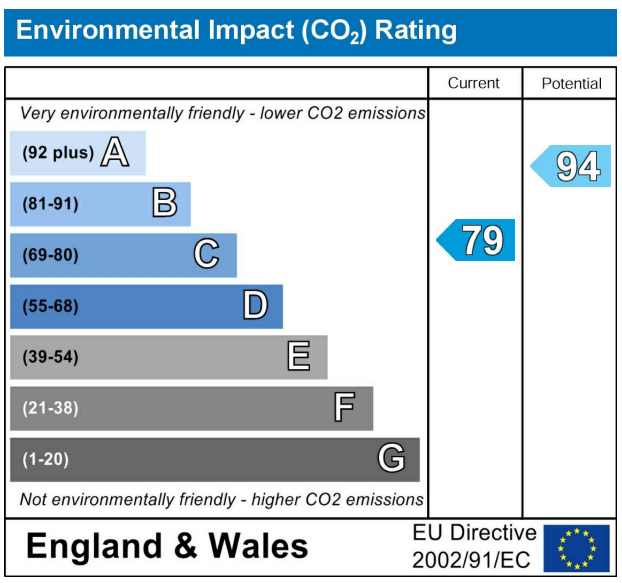
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.