



Corporation Street, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this well-presented two bedroom mid-terrace home, ideally suited to first time buyers looking for a property that is ready to move straight into. Situated in a popular and convenient area of Chorley, Lancashire, the home benefits from easy access to a wide range of local amenities including shops, schools and leisure facilities. Chorley town centre is just a short distance away, offering supermarkets, cafes and a vibrant market. Excellent transport links are close by, with Chorley train station providing direct routes to Preston, Manchester and beyond, regular bus services nearby, and easy access to the M6 and M61 motorways for commuters travelling further afield.

Upon entering the property, the vestibule leads directly into a spacious front lounge which offers a welcoming and comfortable living space. From here, you step through into a generously sized dining room, providing ample space for a family dining table and ideal for entertaining, with the staircase located off this room. Continuing through the property, the kitchen is positioned to the rear and is fitted with a range of units along with an integrated dishwasher and hob/oven. Beyond the kitchen is a useful utility area with access out to the rear yard, as well as a well-appointed three piece family bathroom complete with an over-the-bath shower.

The first floor offers two well-proportioned double bedrooms, both providing comfortable accommodation and flexibility for first time buyers, whether used as a main bedroom, guest room or home office. The layout is practical and well suited to modern living, making excellent use of the available space.

Externally, the property benefits from on-road parking to the front. To the rear, there is a low-maintenance yard which has been thoughtfully laid with artificial lawn and complemented by a decked patio area, creating an ideal space for outdoor seating and relaxation. There is also access to the ginnel located behind the row of terraces.

Overall, this is a fantastic opportunity to purchase an affordable and well-located home in Chorley, perfect for those taking their first step onto the property ladder.







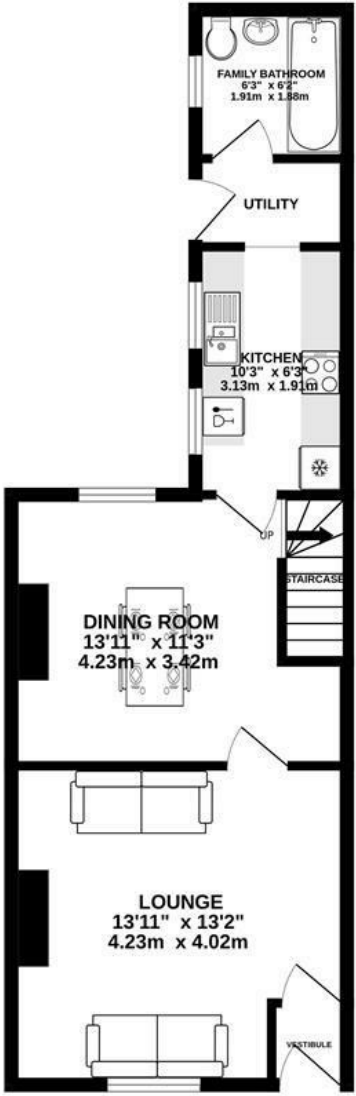




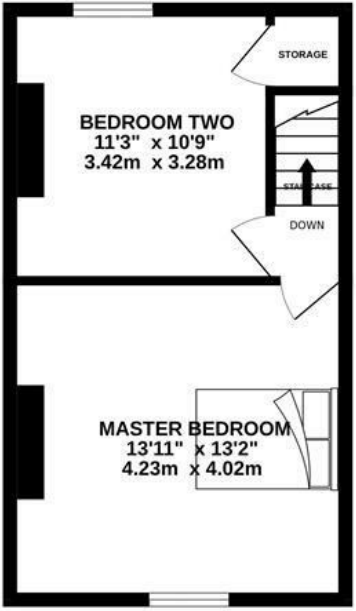


BEN ROSE

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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 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		
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	

