



**Carr Lane, Chorley**

**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to market this lovely three-bedroom terrace property situated just outside of Chorley town centre. This good-sized terrace is perfect for first-time buyers looking to settle in the area. The home benefits from a prime location within walking distance to local shops and amenities. Additionally, Chorley train station, with direct routes to both Preston and Manchester, is only a short drive away. The property also enjoys additional travel links via nearby bus routes and the M6 and M61 motorways, making it ideal for commuters.

Upon entering the home, you are greeted by a welcoming reception hall that provides access to each room on the ground floor. The spacious front lounge offers a cosy atmosphere and benefits from not being overlooked to the front, ensuring privacy. The modern kitchen/diner is a highlight, featuring integrated appliances such as a washer, dishwasher, fridge, and dual ovens. This space also comfortably accommodates a dining table. Just off the kitchen is a convenient utility room with integrated storage and access to the rear yard.

The first floor opens up to an open landing, leading to three well-proportioned bedrooms. Each bedroom offers versatility to suit your needs. The family bathroom, fitted with a three-piece suite, includes an over-the-bath shower to cater to the needs of a busy household.

Externally, the property boasts a rear area that provides parking for up to two cars via the private road located behind the terrace houses. Additionally, the rear yard offers a practical outdoor space with gated access.

This charming terrace home, with its modern amenities and excellent location, presents a fantastic opportunity for first-time buyers or those looking to settle close to Chorley town centre.









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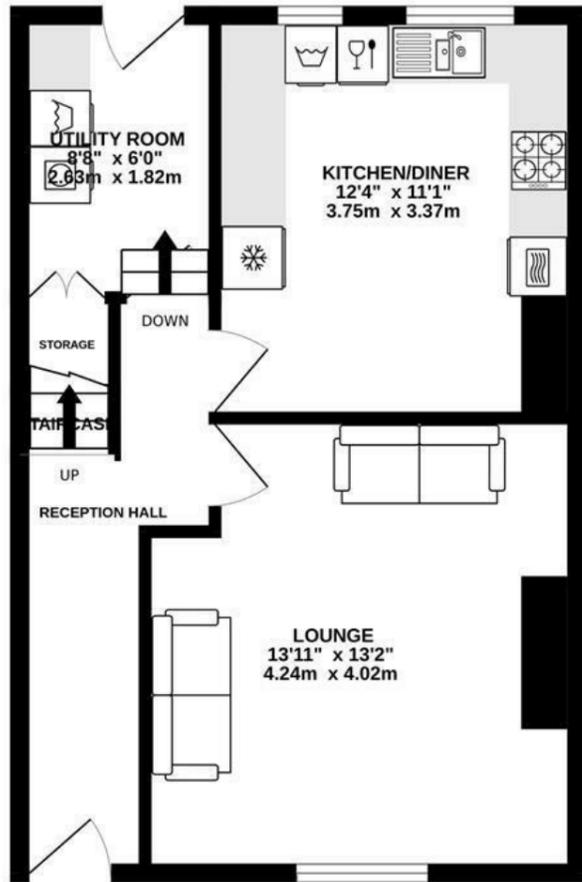
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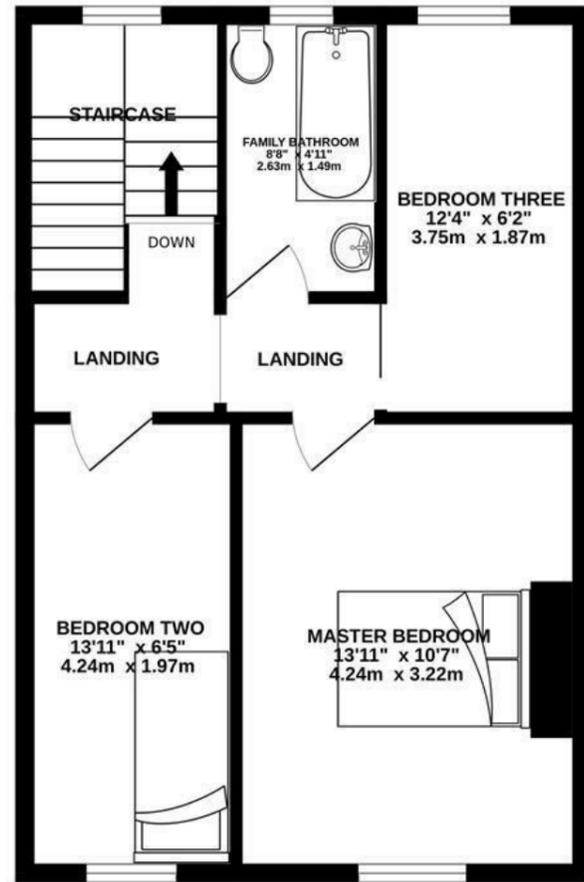
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GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

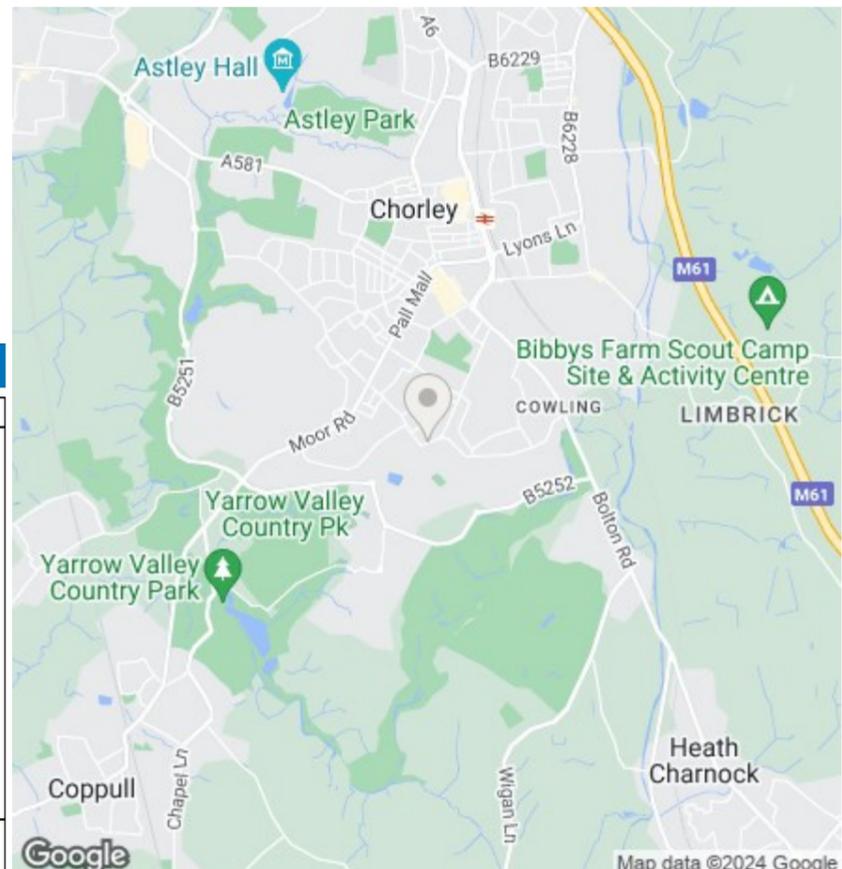


TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>68</b>