BEN ROSE

Erskine Road, Chorley

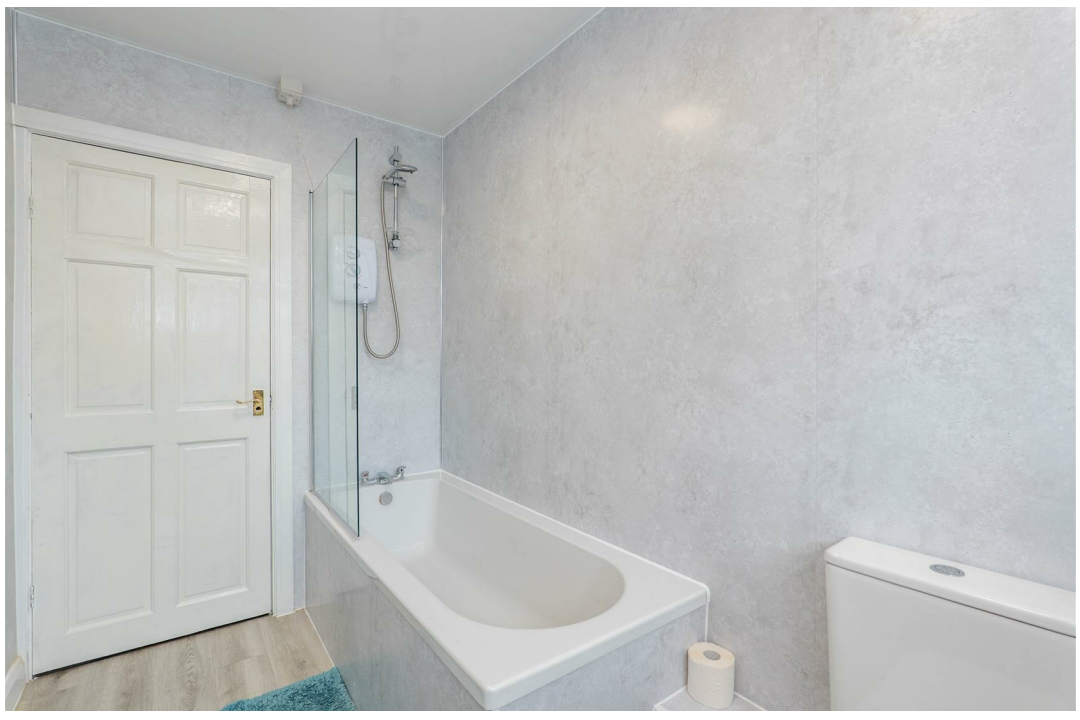
Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this newly refreshed, three-bedroom end-terrace home, offered with NO CHAIN and an excellent opportunity for first-time buyers looking to take their first step onto the property ladder. The home is currently undergoing further improvement, with a brand-new kitchen being installed and due to be completed prior to the sale, allowing the next owners to move into a property with an appealing combination of character and modern updates. Ideally situated within walking distance of Chorley town centre, the property also enjoys a pleasant outlook with a park located directly opposite. Chorley offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, along with excellent transport connections including Chorley train station, regular bus services and convenient access to the M61, M6 and M65 motorway networks. Nearby towns and cities, including Preston, Bolton and Manchester, are therefore within easy reach.

Stepping through the vestibule, you are welcomed into the spacious front lounge, which features a characterful fireplace and an attractive bay-fronted window that allows plenty of natural light to fill the room. A lovely internal window between the vestibule and lounge adds a further touch of character. Double doors then open into the sizeable dining room, offering a versatile additional reception space that could equally be used as the main lounge or adapted to suit the needs of the new owners. The staircase to the first floor is also located here. Continuing through to the rear of the home, you will find the kitchen, which is currently being fully fitted with new units and will be completed ready for the sale. A door from the kitchen provides direct access out to the rear yard.

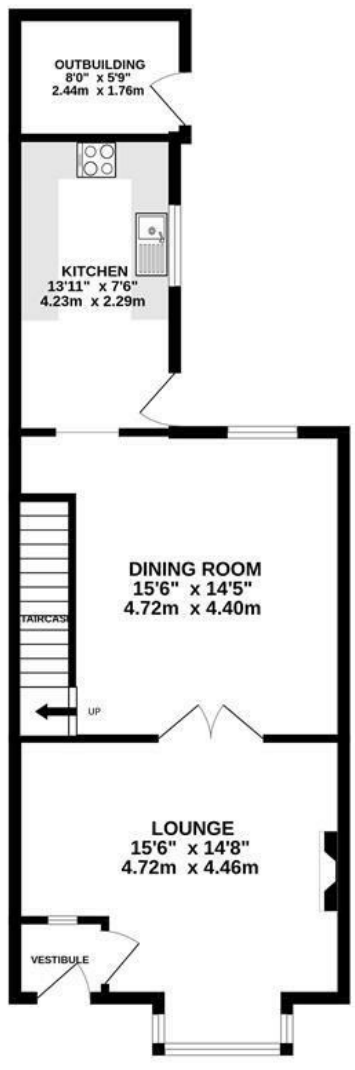
Moving upstairs, the open landing provides access to all three bedrooms. The generous master bedroom is positioned to the front of the property and benefits from views across the park opposite, creating a particularly pleasant outlook. The remaining two bedrooms offer flexibility for family members, guests or those working from home. Completing the first floor is the three-piece family bathroom, fitted with a shower over the bath.

Externally, the property benefits from on-street parking to the front and side. To the rear is a convenient, low-maintenance yard, providing an ideal space for outdoor seating or enjoying the warmer months, with access leading through to a useful outbuilding offering valuable additional storage. With no onward chain, three well-proportioned bedrooms, a newly refreshed interior, a brand-new kitchen due to be completed and a convenient location within walking distance of Chorley town centre, this is a fantastic opportunity for first-time buyers to secure a home they can move straight into and make their own.

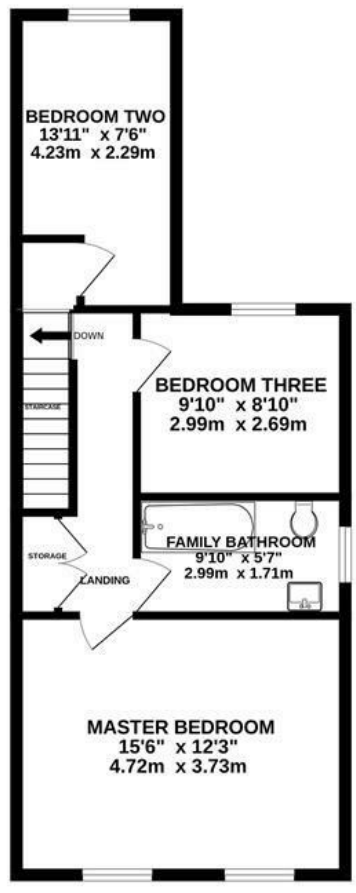


BEN ROSE

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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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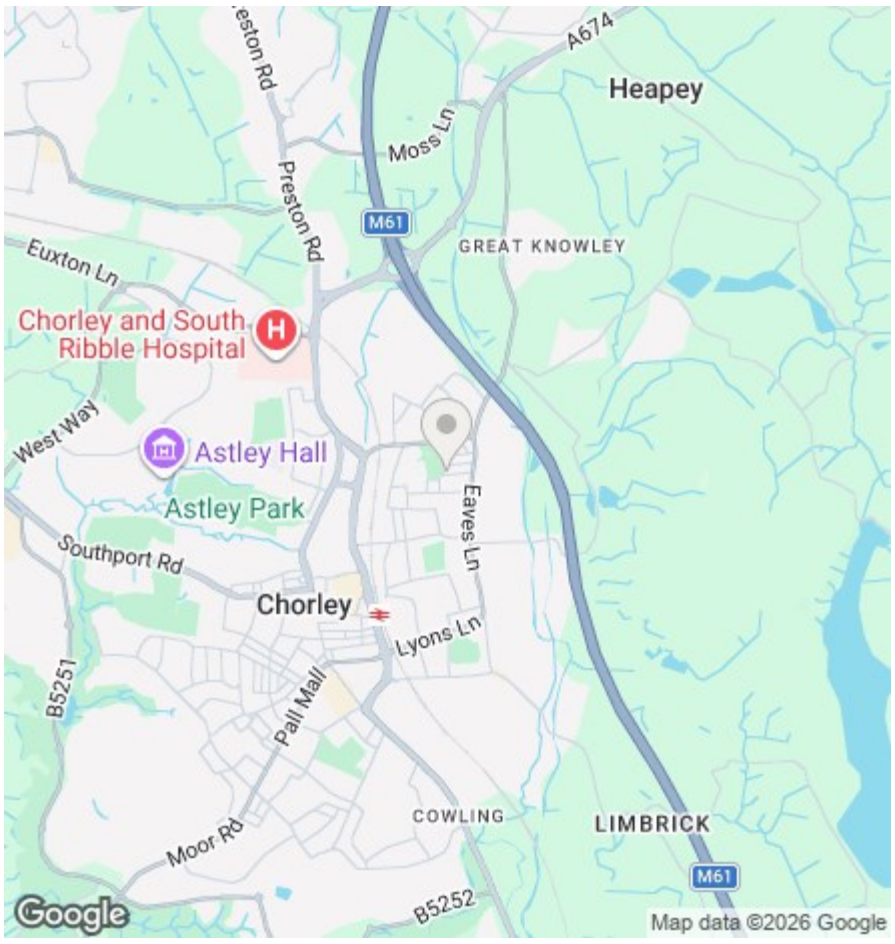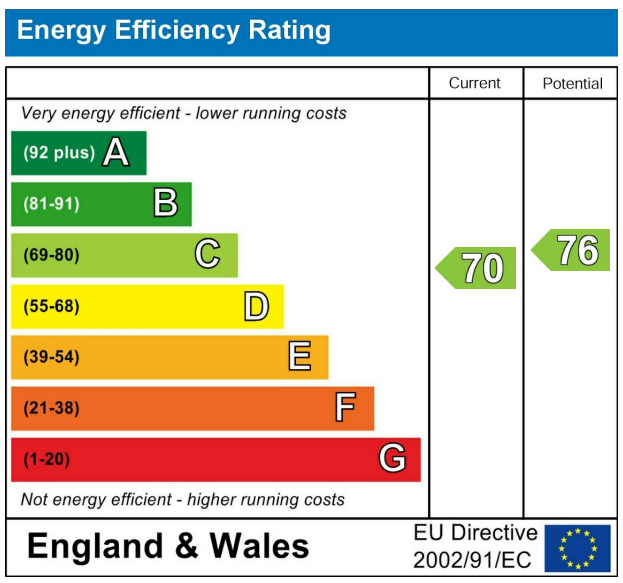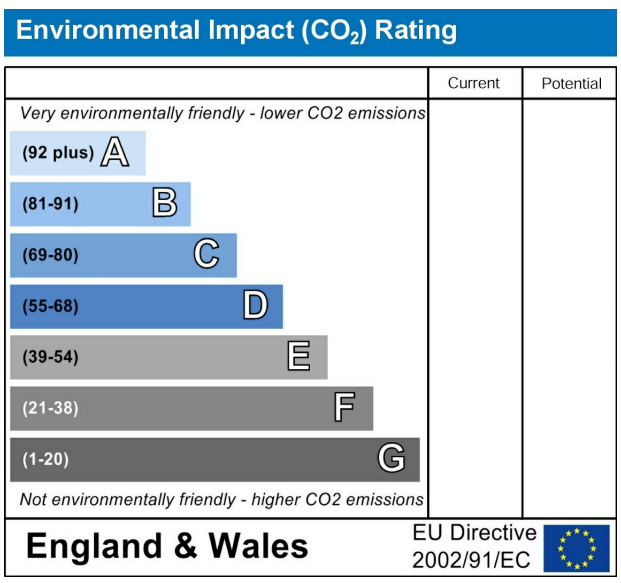
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.