



## Buchanan Street, Chorley

**Offers Over £144,995**

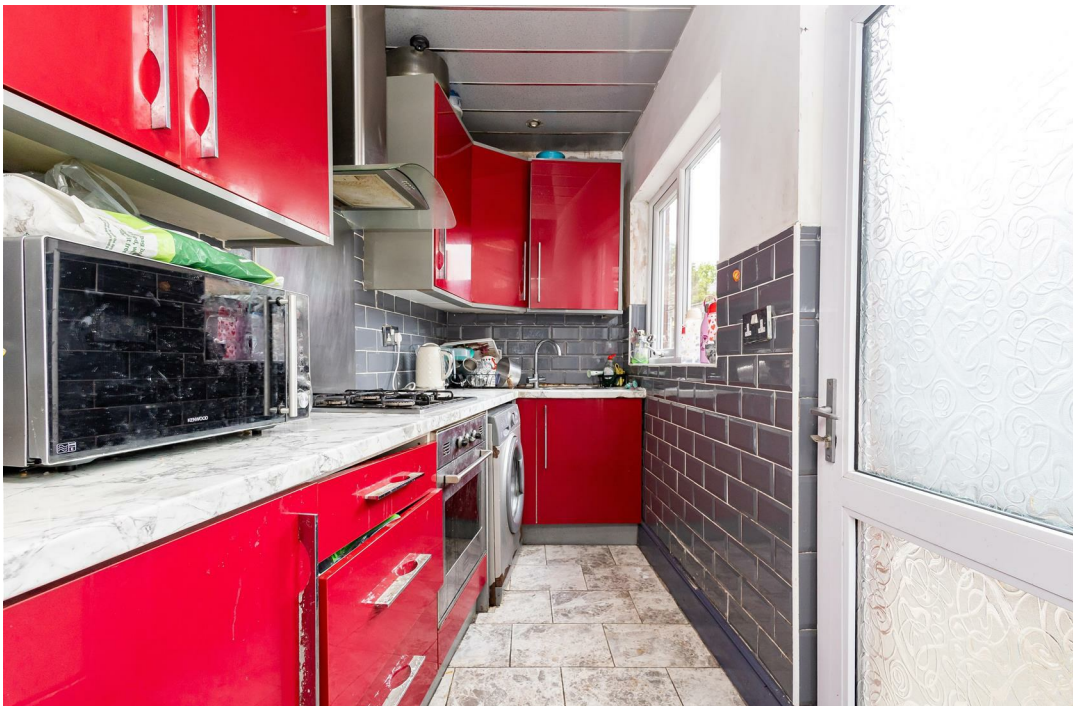
Ben Rose Estate Agents are pleased to present to market this three-bedroom end-terrace home situated within a convenient residential area of Chorley. Offering spacious accommodation throughout, this property would make an ideal purchase for first time buyers looking to step onto the property ladder or buyers seeking a home they can gradually personalise over time. The property enjoys excellent access to a range of local amenities including shops, supermarkets, schools, and leisure facilities, whilst Chorley town centre is only a short distance away. Fantastic travel links are also close at hand, with easy access to Chorley train station, regular bus routes, and the nearby M61 and M6 motorways, making commuting to Preston, Manchester, and surrounding towns straightforward.

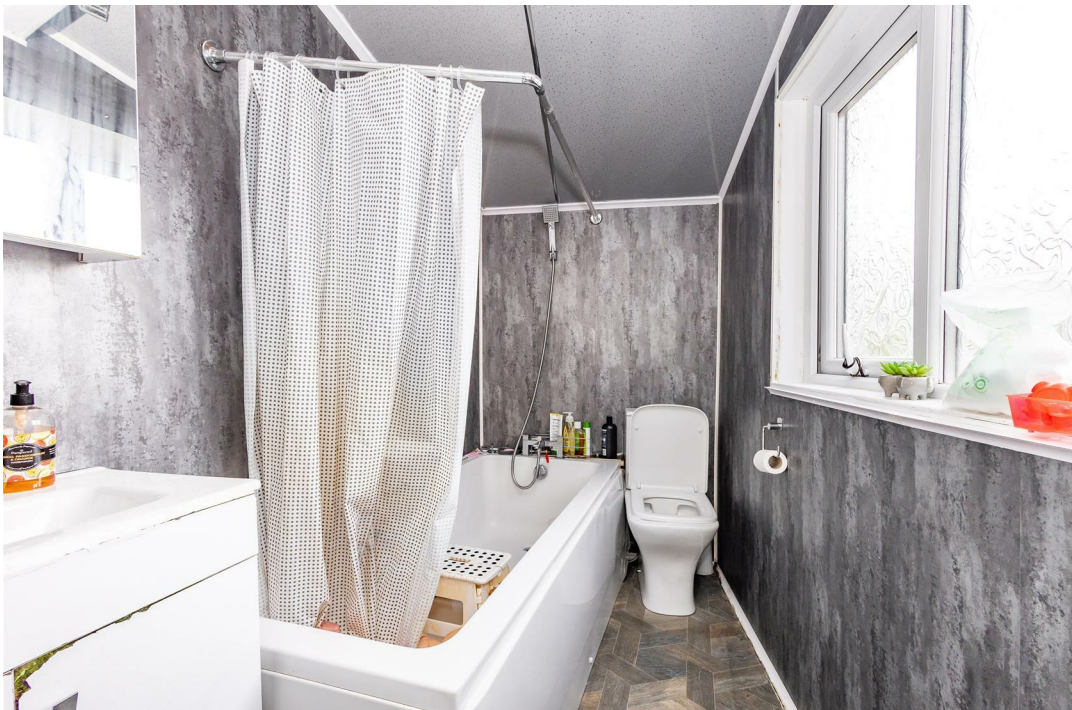
Internally, the property welcomes you through a porch and into the entrance hall. To the front is a generously sized lounge featuring a large window that allows plenty of natural light to flow through the space. Moving further into the home, you'll find a second spacious reception room currently used as a lounge/dining area, offering a flexible layout for both relaxing and entertaining, whilst also benefitting from useful understairs storage. Located to the rear is the kitchen, providing functional workspace and access to the garden.

To the first floor, the property offers three well-proportioned bedrooms, including a master bedroom complete with fitted wardrobes. There is a further double bedroom alongside a good-sized single room, ideal for a child's bedroom, home office, or guest room. Completing the first floor is the family bathroom positioned to the rear of the property.

Externally, the home benefits from off-road parking to the front alongside a small flagged front garden for ease of maintenance. To the rear is a tiered garden space featuring a combination of artificial lawn and flagged patio areas, offering plenty of potential for outdoor seating and entertaining.

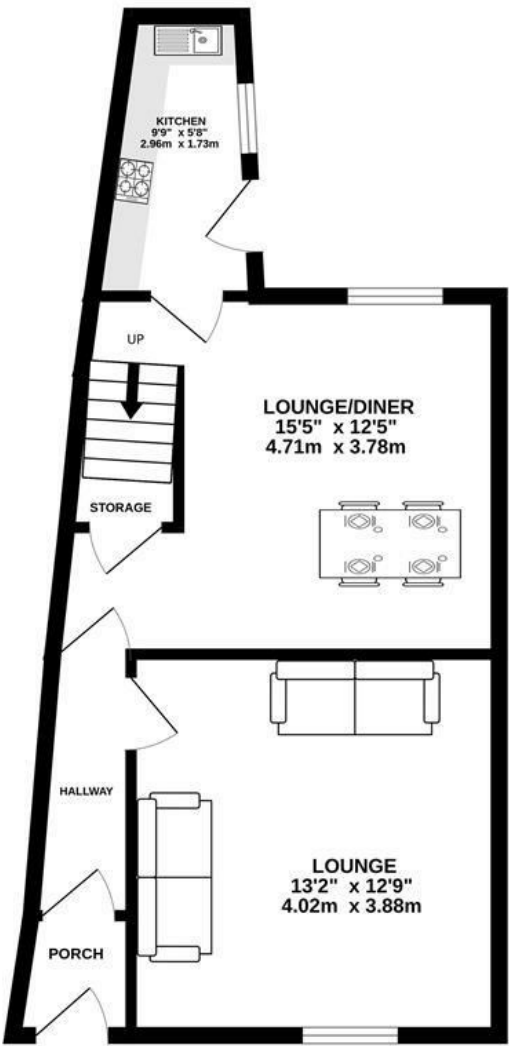
Offering spacious accommodation in a well-connected location, this property presents a fantastic opportunity for buyers looking to create a home to suit their own style and needs.



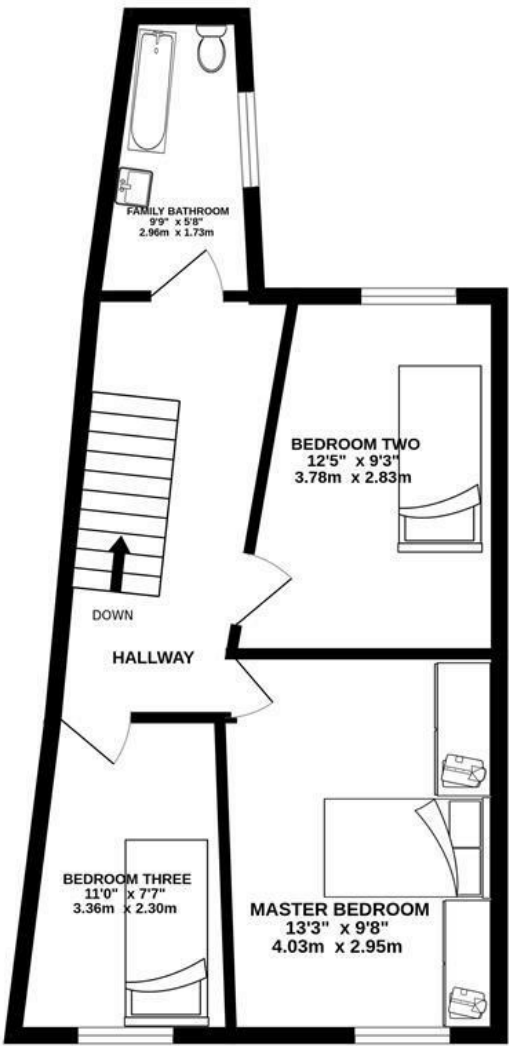


# BEN ROSE

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

