BEN ROSE

Walletts Road, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this newly decorated mid-terrace family home in Chorley, offering spacious accommodation throughout, three well-proportioned bedrooms and a versatile layout ideally suited to first-time buyers and growing families alike. Retaining a sense of character through its tall ceilings and fireplaces, the property combines traditional charm with practical living spaces, providing an excellent opportunity for buyers looking to settle into a welcoming home. Situated in the popular Lancashire town of Chorley, residents can enjoy convenient access to a range of everyday amenities, including local shops, supermarkets, schools and leisure facilities. Chorley town centre offers a wider selection of shopping, dining and entertainment options, while Chorley railway station provides services towards Preston, Manchester and beyond. There are also regular bus services throughout the surrounding area, with the M6, M61 and M65 motorways accessible for those commuting further afield. The nearby Astley Park offers attractive green space for family walks and outdoor recreation, making this a well-connected location with plenty to enjoy close to home.

Upon entering the property, you are welcomed into a vestibule which leads through to the spacious lounge, where a bay window allows natural light to fill the room, complemented by an electric fireplace that creates an inviting focal point. Continuing through the internal hallway, you will find the staircase leading to the first floor, alongside access to the equally generous dining room. This versatile space benefits from its own fireplace and two built-in storage areas, offering both character and practicality while providing an ideal setting for family meals and entertaining guests. The dining room flows through into the well-appointed kitchen, which offers ample worktop space and the essential fittings needed for everyday cooking and meal preparation. Completing the ground floor is the family bathroom, featuring a four-piece suite finished to a good standard, providing a practical and comfortable space for the household.

Heading upstairs, the landing provides access to three well-proportioned bedrooms, each offering sufficient space for the necessary bedroom furniture and allowing flexibility to suit a variety of needs. The master bedroom is particularly spacious, creating a comfortable retreat with plenty of room to arrange furnishings to suit your style. The second bedroom further benefits from built-in storage, helping to maximise the available floor space, while the third bedroom could comfortably serve as a child's room, guest bedroom or home office, depending on the needs of the new owners. Together, the bedrooms provide versatile accommodation for families, couples or those looking for additional space to work from home.

Externally, the property features a small front yard enclosed by a low bordering wall and complemented by several mature bushes, creating a pleasant approach to the home. To the rear, a private yard provides a convenient outdoor seating area, ideal for a small bistro set and enjoying a morning coffee or relaxing during the warmer months. Beyond this, a car port offers the benefit of covered parking, complemented by a handy shed that provides additional storage for gardening equipment, bicycles and outdoor essentials. A further grass plot offers exciting potential for the new owners to personalise and make their own, whether creating a garden space for relaxing, planting or enjoying outdoor activities. With its newly decorated interiors, generous room sizes, three bedrooms and useful external space, this appealing Chorley home offers a fantastic opportunity for first-time buyers and families seeking a property with character, practicality and scope to make it their own.

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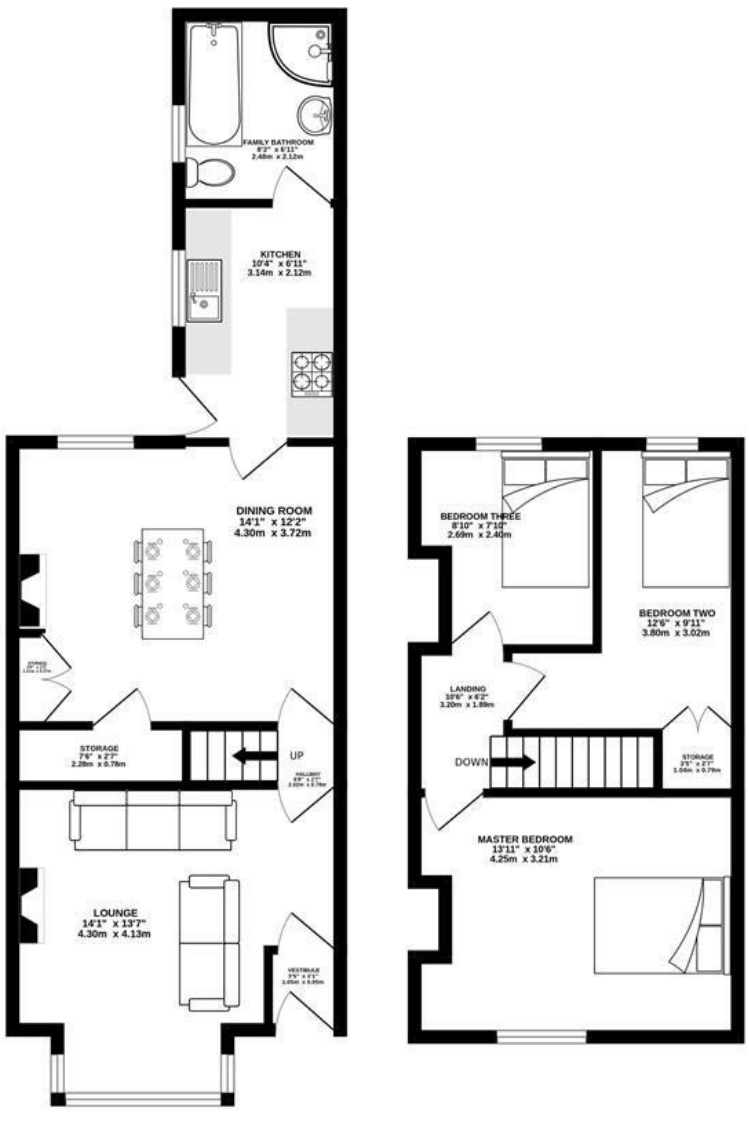
GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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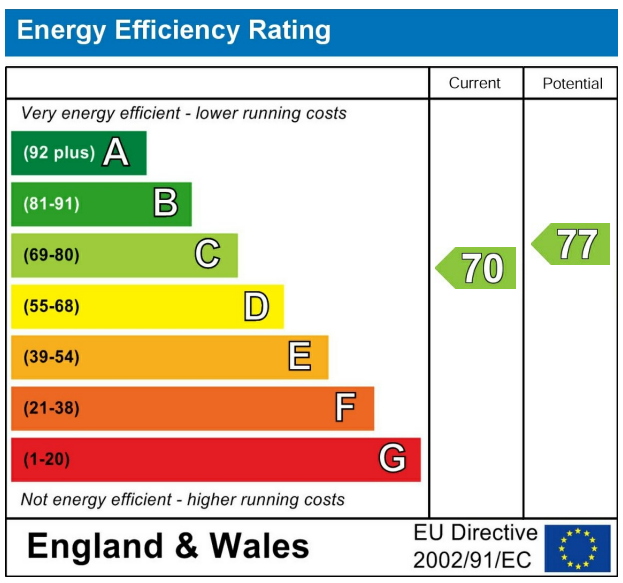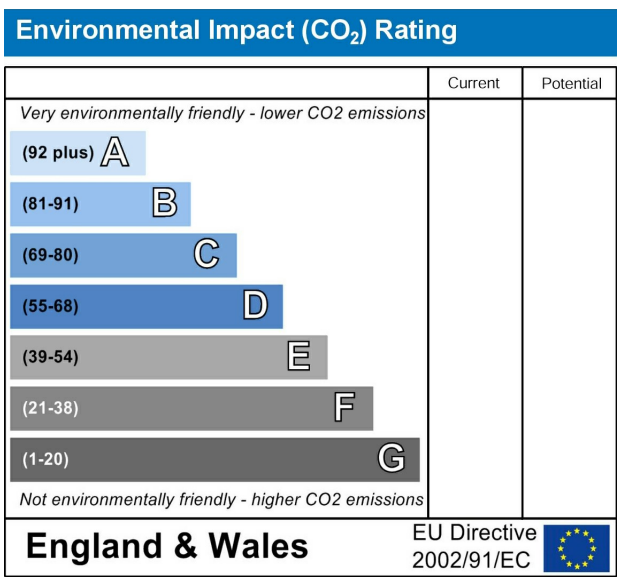
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.