



**Corporation Street, Chorley**

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom mid-terrace property situated just outside Chorley town centre. This property is ideal for first-time buyers looking to get onto the property ladder. It is within walking distance of Chorley centre, offering superb local schools, shops, and amenities, with fantastic travel links via Chorley train station and the M6 and M61 motorways.

The property briefly comprises a welcoming entrance hallway with convenient access to the understairs storage. On the left, you will enter the spacious dining room, set in an open-plan layout with the lounge. The lounge features a large front-facing window and a gas fireplace, while the dining room offers ample space for a large family dining table and also includes a gas fireplace. Continuing through, you will find the modern kitchen, which features an integrated oven and hob, with access to the rear yard just beyond. The three-piece shower room is also located on this floor, along with a convenient storage/utility room accessible externally.

Moving upstairs, you will find three well-proportioned bedrooms, with the master and the second bedroom benefiting from integrated storage.

Externally, the front of the property offers ample on-road parking, while the rear features a good-sized yard.

Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

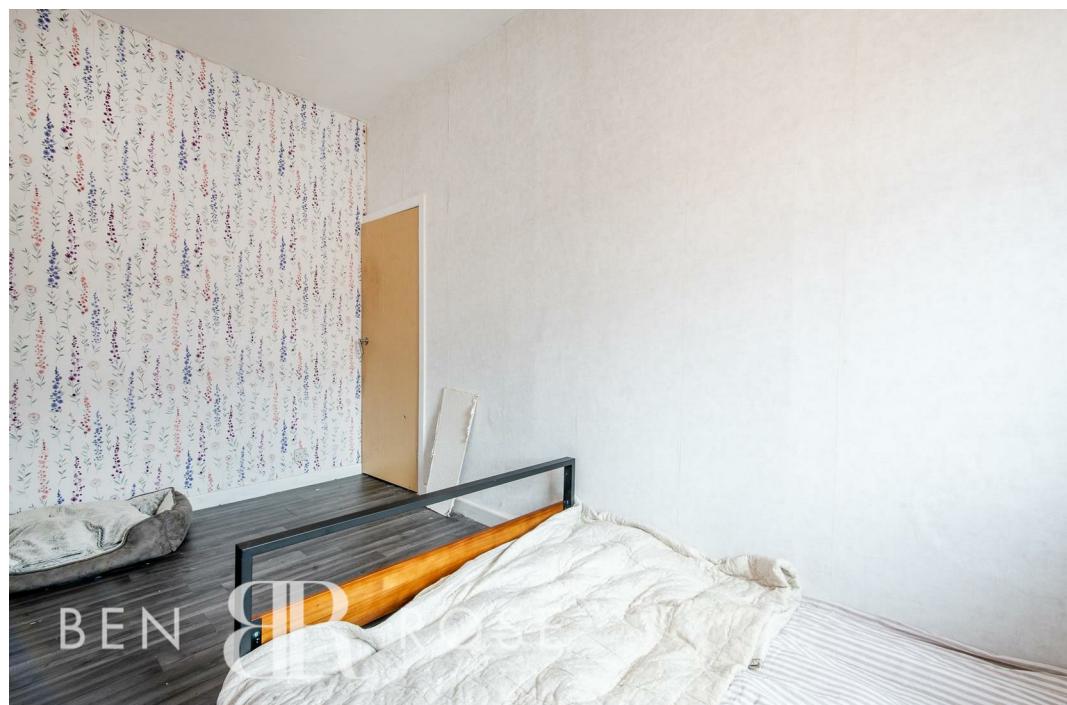






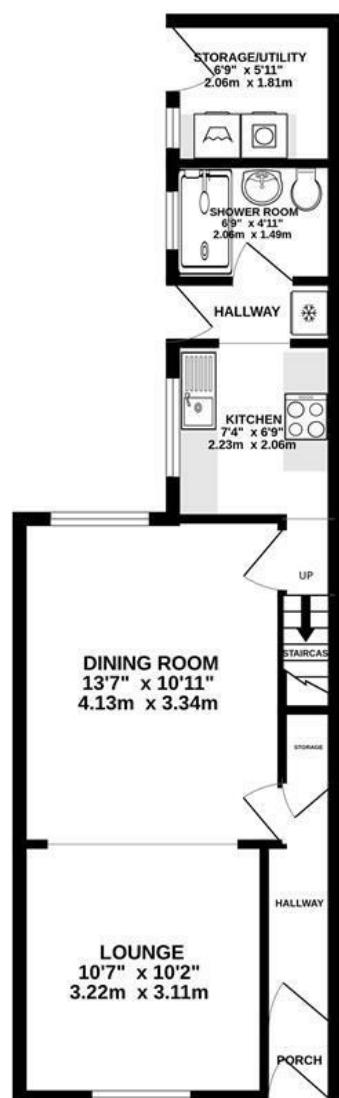




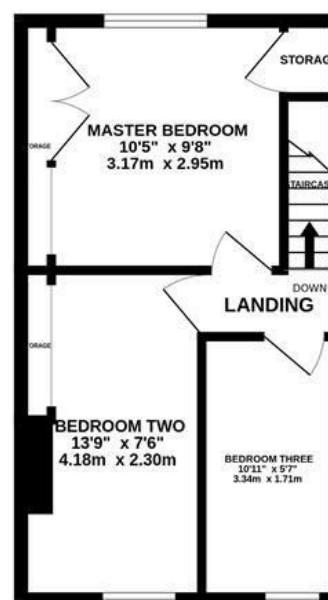


# BEN ROSE

GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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.

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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

