



Crown Street, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this charming mid-terrace home situated in a convenient and popular residential area of Chorley. Offering generous living accommodation throughout, this property is ideal for first-time buyers and couples looking to step onto the property ladder. The home enjoys an excellent location within easy reach of Chorley town centre, where a range of shops, supermarkets, restaurants, pubs and schools can be found. Astley Park is also just a short distance away, providing beautiful green space for leisure and recreation. Excellent transport links include regular rail services to Preston and Manchester, bus routes to Preston, Blackburn and Wigan, as well as easy access to the M6 and M61 motorways.

Stepping into the property, you are welcomed by the entrance hallway which leads through to a spacious lounge positioned at the front of the home. Beyond this is a large dining room, offering ample space for entertaining and family meals. To the rear, the fitted kitchen provides plenty of storage and workspace, completing the ground floor accommodation.

Moving upstairs, the first floor hosts a generously sized master bedroom along with a second double bedroom, both offering comfortable living space. The accommodation is served by a three-piece family bathroom.

To the rear is a low-maintenance paved yard, providing an ideal outdoor space for relaxing or enjoying the warmer months. Combining spacious rooms, a practical layout and a superb location close to local amenities and transport links, this home presents an excellent opportunity for those seeking their first home in Chorley.







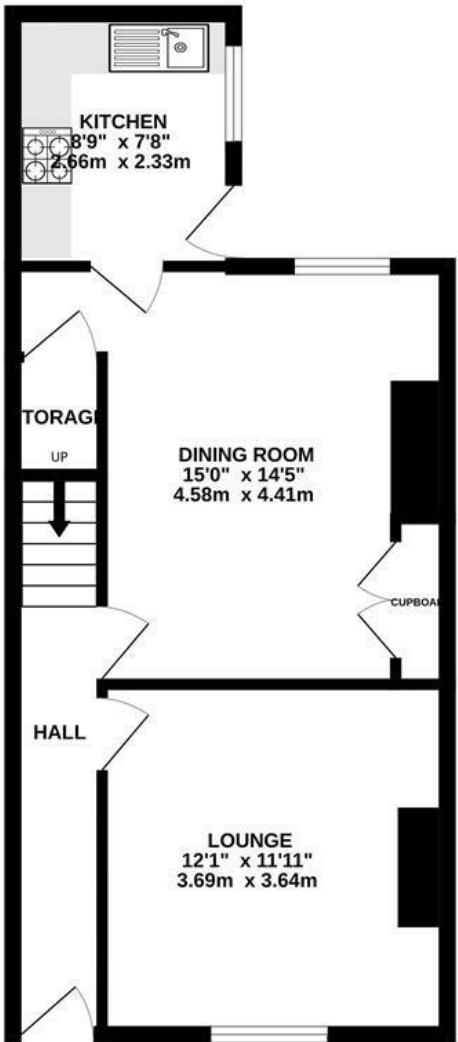




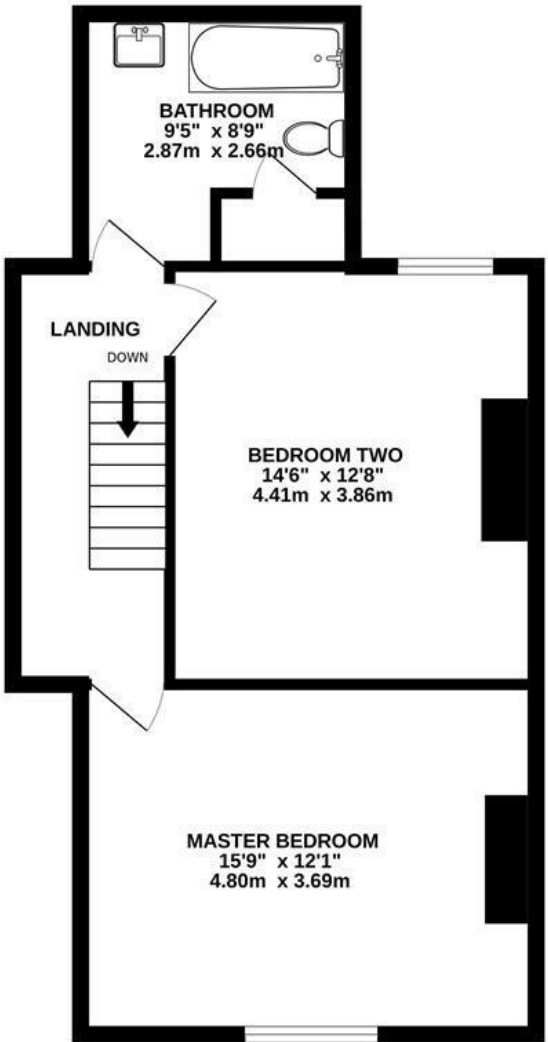


BEN ROSE

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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