BEN ROSE



Mariner Walk, Chorley

Offers Over £229,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, set over three spacious floors and enjoying a picturesque position overlooking the Leeds Liverpool Canal in Chorley. Offering flexible living accommodation and a unique layout, this property is being presented with NO ONWARDS CHAIN and is ideally suited to growing families seeking both character and practicality. The home enjoys a convenient location with excellent access to a wide range of local amenities including supermarkets, schools, leisure facilities, cafés, and shops. Chorley town centre is just a short distance away, while excellent transport links are provided via Chorley railway station, regular bus routes, and nearby motorway connections including the M61, M6 and M65, offering straightforward travel towards Preston, Manchester, Bolton and beyond. The nearby canal towpath provides scenic walks and outdoor recreation right on the doorstep.

Upon entering the property, you are welcomed into the main reception hall. Located directly off here, you will find the third bedroom, which offers excellent flexibility depending on a buyer's needs, whether as a guest bedroom, nursery, or workspace. A convenient WC serves this level before moving through to the spacious rear lounge, a comfortable and inviting living area perfect for relaxing with family. From here, stairs lead down to the basement level, creating an interesting and practical separation of living spaces. The basement hosts an impressive open-plan kitchen, dining and family room, providing a sociable hub of the home with ample room for cooking, dining, entertaining and everyday family life. A useful utility room is positioned just off the kitchen area, adding further practicality.

To the first floor, the remaining two bedrooms can be found. The generous master bedroom benefits from its own three-piece en-suite shower room, providing added privacy and convenience. The second bedroom is well-proportioned and suitable for children, guests, or additional home-working requirements. Completing this floor is the modern three-piece family bathroom, serving the household with a bath, wash basin and WC.

Externally, the property enjoys a delightful setting. To the front, a pedestrian walkway runs alongside the Leeds Liverpool Canal, creating a beautiful outlook and providing access to scenic waterside walks. To the rear, there is a good-sized enclosed garden offering space for outdoor seating, children's play equipment, or gardening enthusiasts. Beyond the garden is a covered parking area with space for two vehicles, providing valuable off-road parking. Combining versatile accommodation, attractive canal-side surroundings and excellent commuter links, this is a fantastic family home in a highly convenient Chorley location.





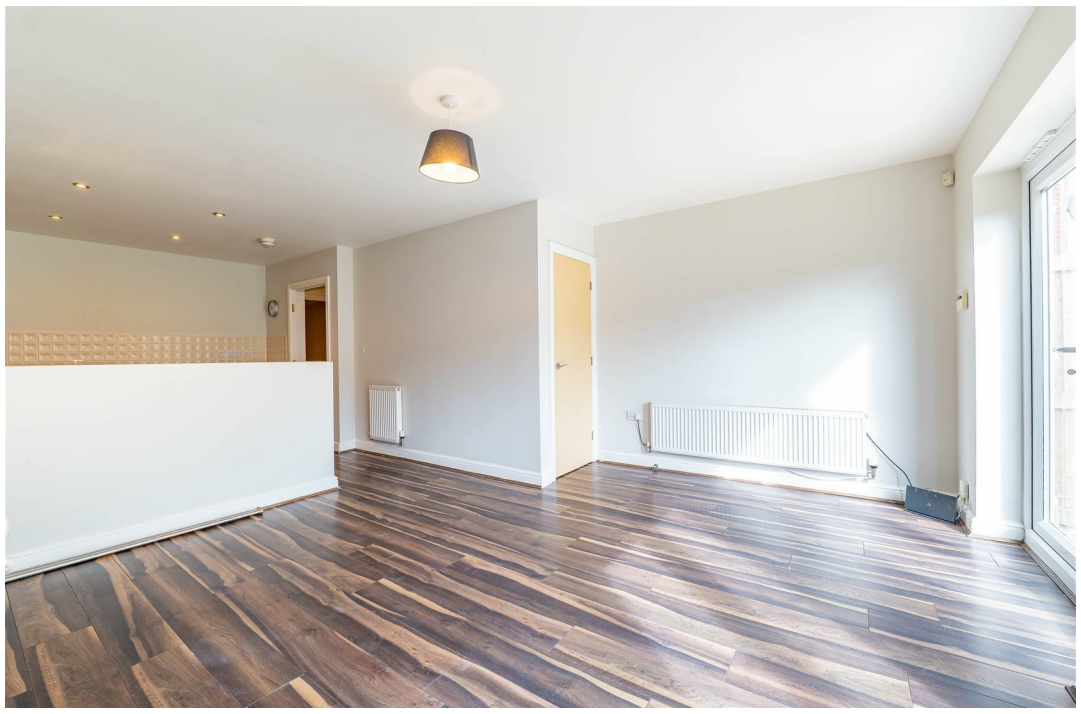




















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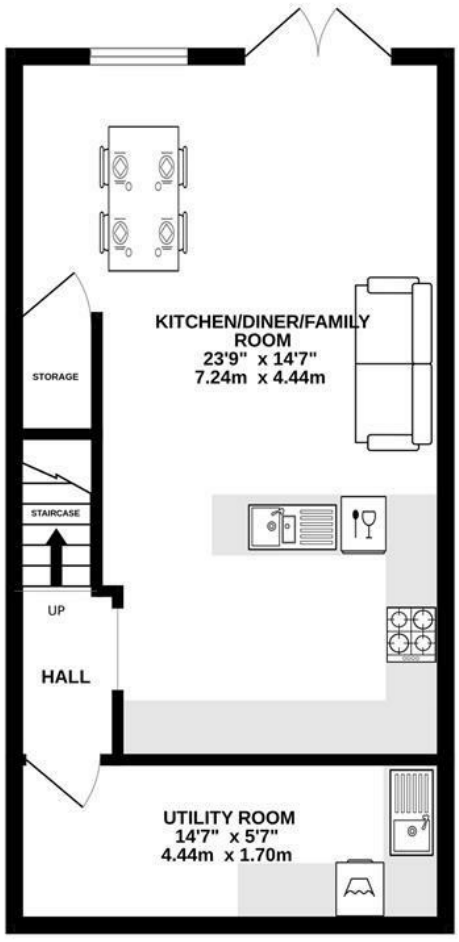




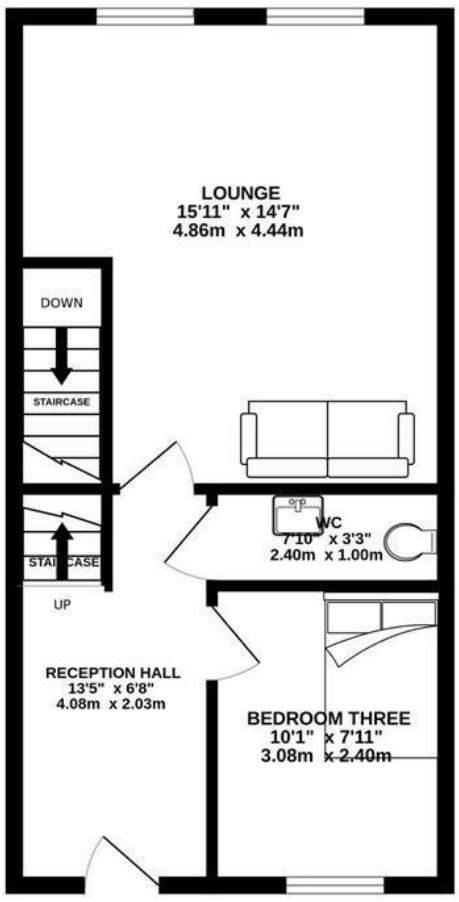
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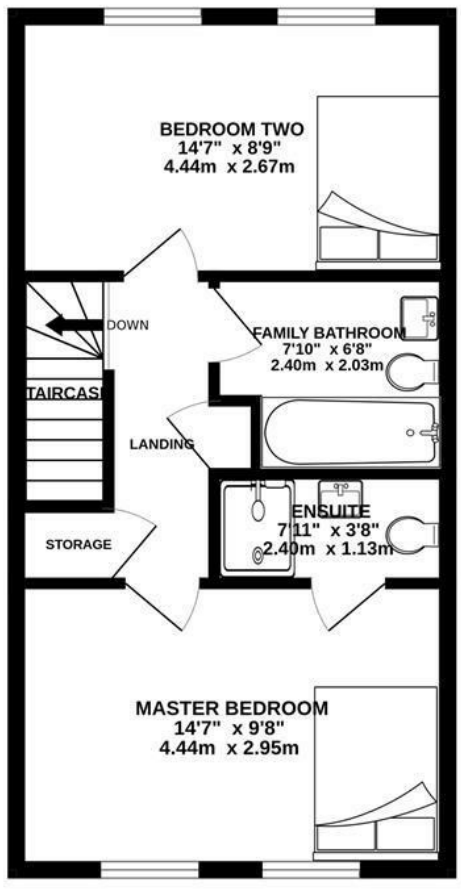
BASEMENT
427 sq.ft. (39.7 sq.m.) approx.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



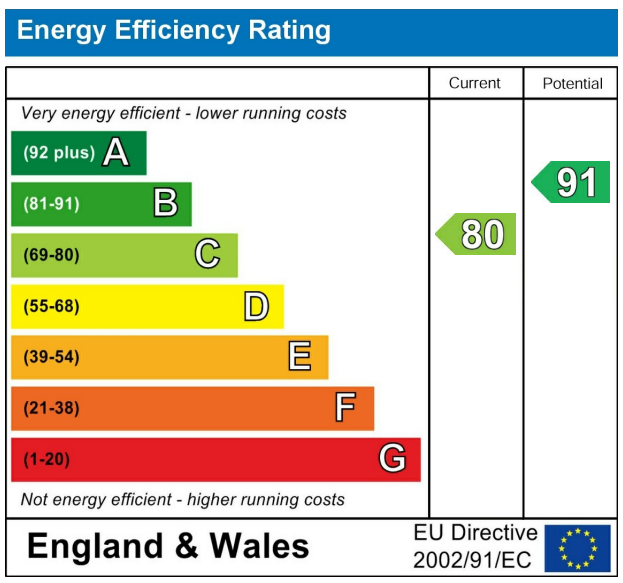
1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

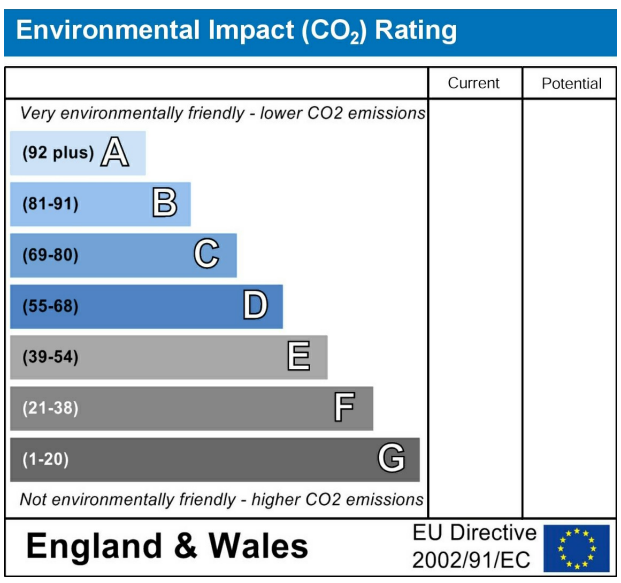


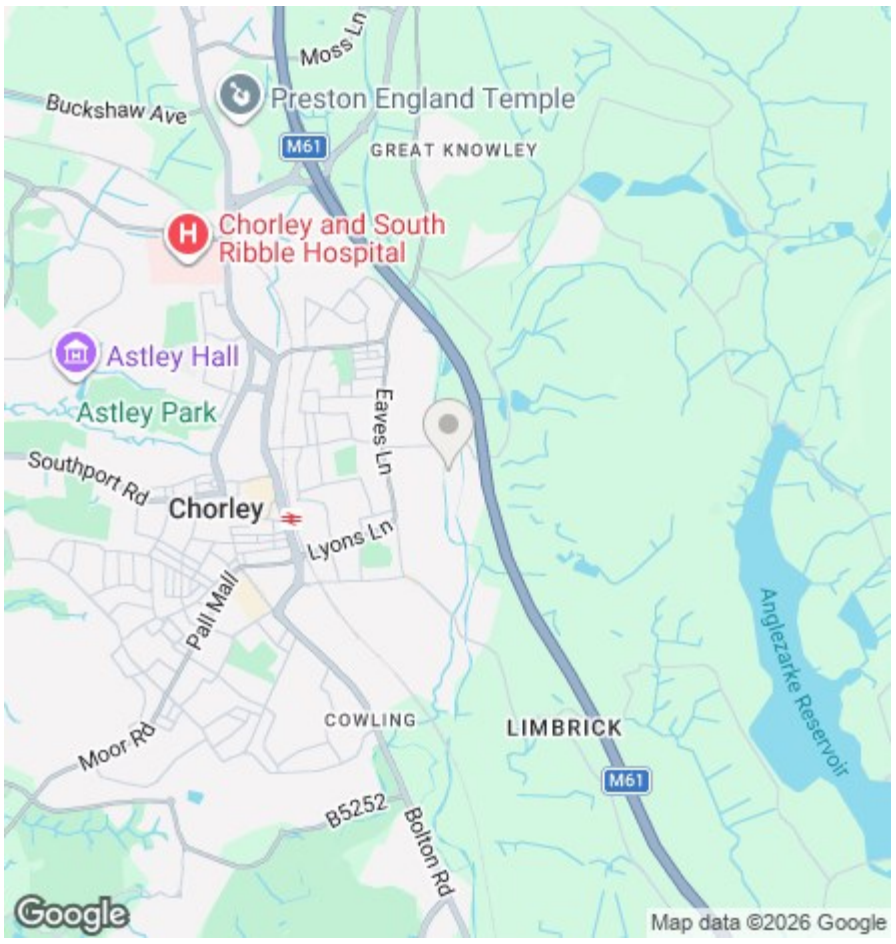
TOTAL FLOOR AREA : 1274 sq.ft. (118.3 sq.m.) approx.

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.







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