BEN ROSE



Moor Road, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this two bedroom end terrace property in Chorley, offered with NO CHAIN and providing an exciting opportunity for first time buyers, investors or those looking for a project to put their own stamp on a home. Offering well-proportioned accommodation arranged over two floors, the property provides a blank canvas with plenty of scope for modernisation and personalisation. Ideally positioned within easy reach of Chorley's town centre, residents can enjoy a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, whilst the surrounding area also offers a variety of parks and green spaces. Chorley town centre and railway station provide convenient transport links, with regular rail services towards Preston, Manchester and beyond, whilst excellent road connections via the M6, M61 and M65 make commuting throughout Lancashire and the wider North West straightforward. Nearby towns including Leyland, Adlington and Euxton are also easily accessible, with Preston and Manchester within comfortable travelling distance.

Stepping through the vestibule, you are welcomed into the main reception hall, with the staircase rising directly ahead and access leading through to the principal living accommodation. The sizeable dining room provides a versatile space for everyday dining and entertaining, with double doors opening through into the spacious front lounge. Here, a feature fireplace provides a focal point to the room, complemented by a bay-fronted window which allows plenty of natural light to enter. To the rear of the property is the kitchen, offering the opportunity for a future purchaser to create a modern and practical cooking space to suit their own requirements, with access leading directly out to the rear yard.

To the first floor are two well-proportioned double bedrooms, providing comfortable accommodation for a couple, first time buyer or small family. Bedroom two benefits from an additional versatile dressing room, which could equally lend itself to use as a nursery, home office or useful storage space depending on the needs of the new owner. Completing the accommodation is the three-piece family bathroom, providing the essential facilities for the household.

Externally, the property benefits from on-road parking available to the front and along the side street. To the rear is a convenient enclosed yard, offering a low-maintenance outdoor space and useful access from the kitchen. Offered with NO CHAIN and requiring modernisation, this property represents an excellent opportunity for those seeking a home where they can add their own style and value, with its generous proportions, versatile layout and convenient Chorley location making it well worth an early viewing.

























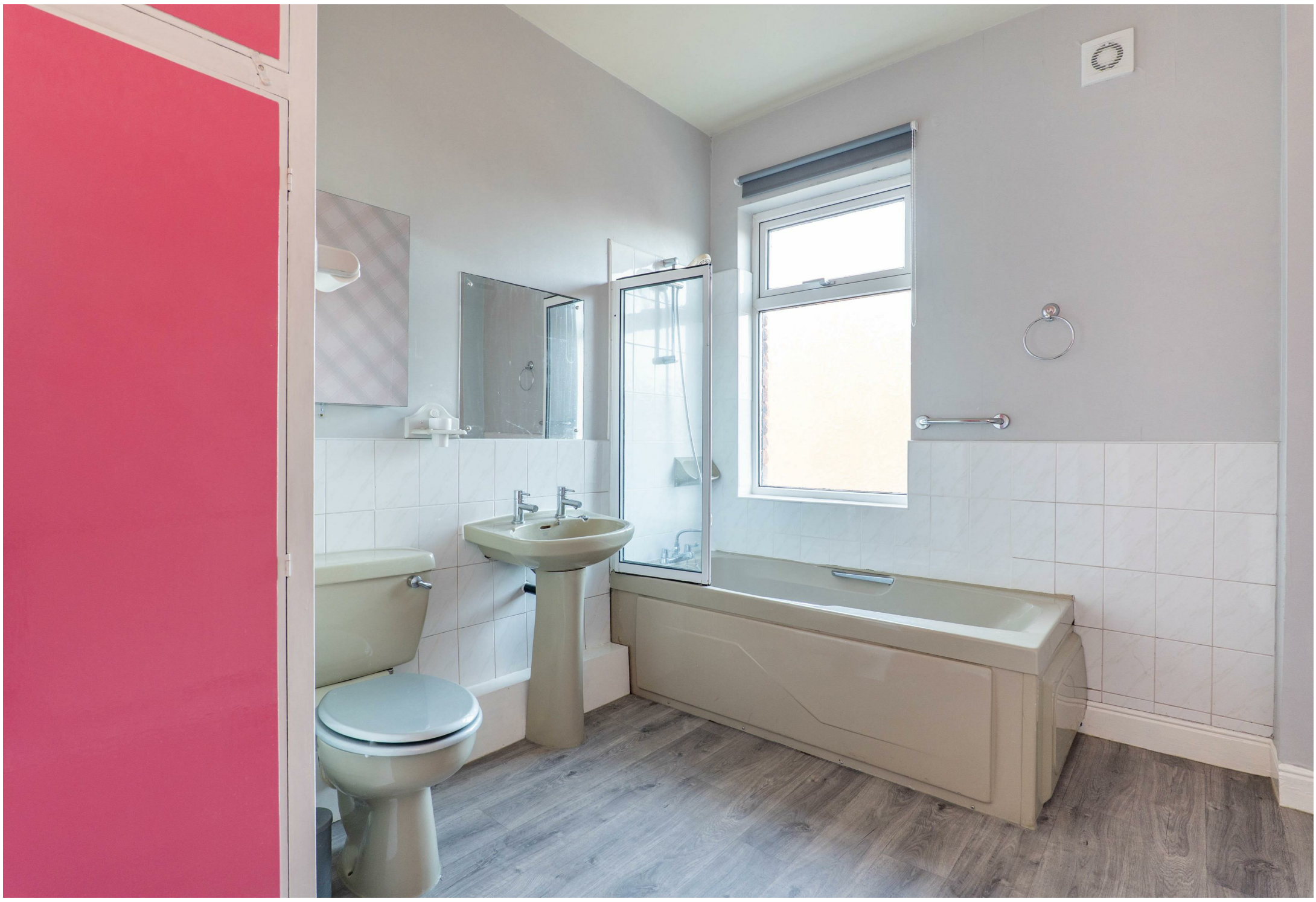


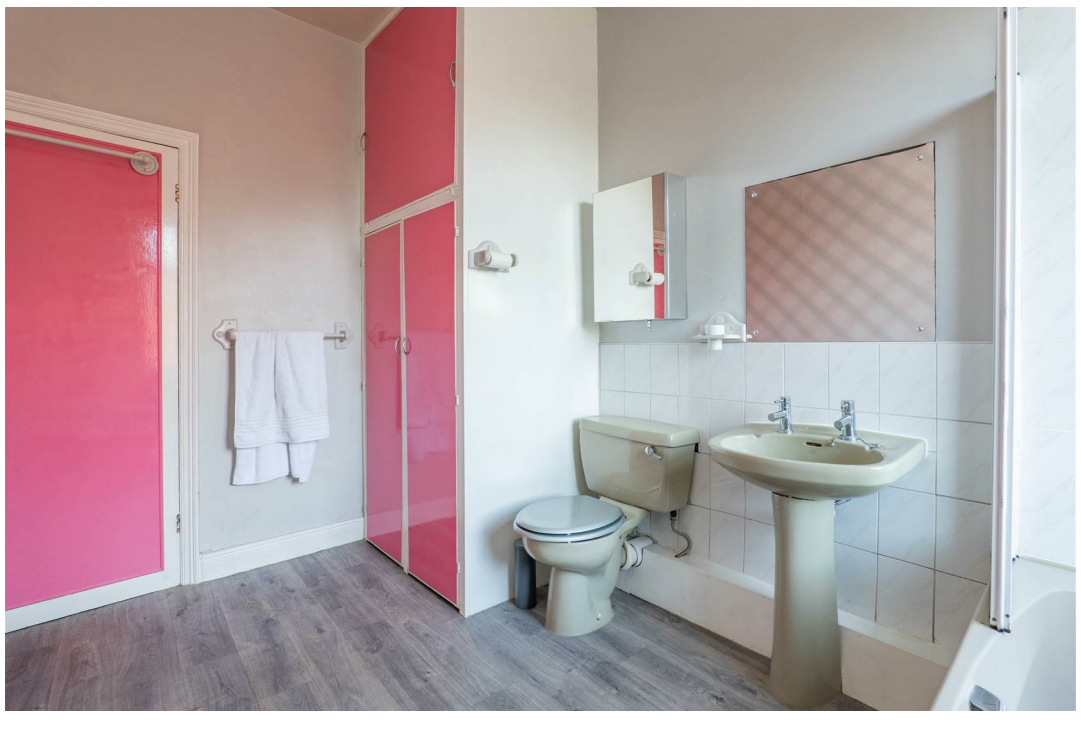


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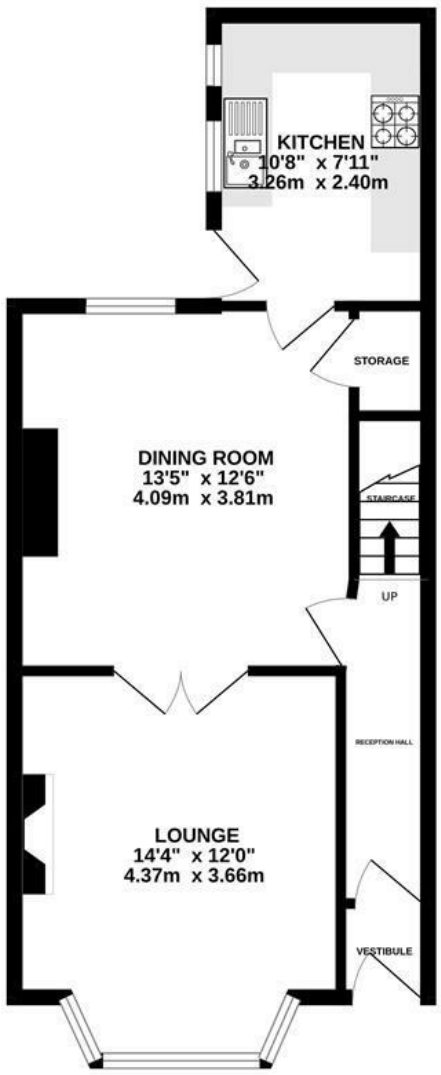




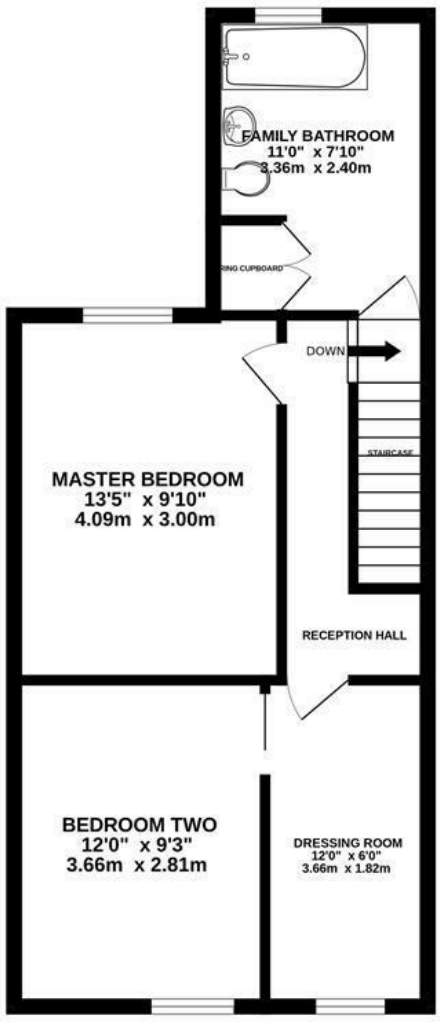


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GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



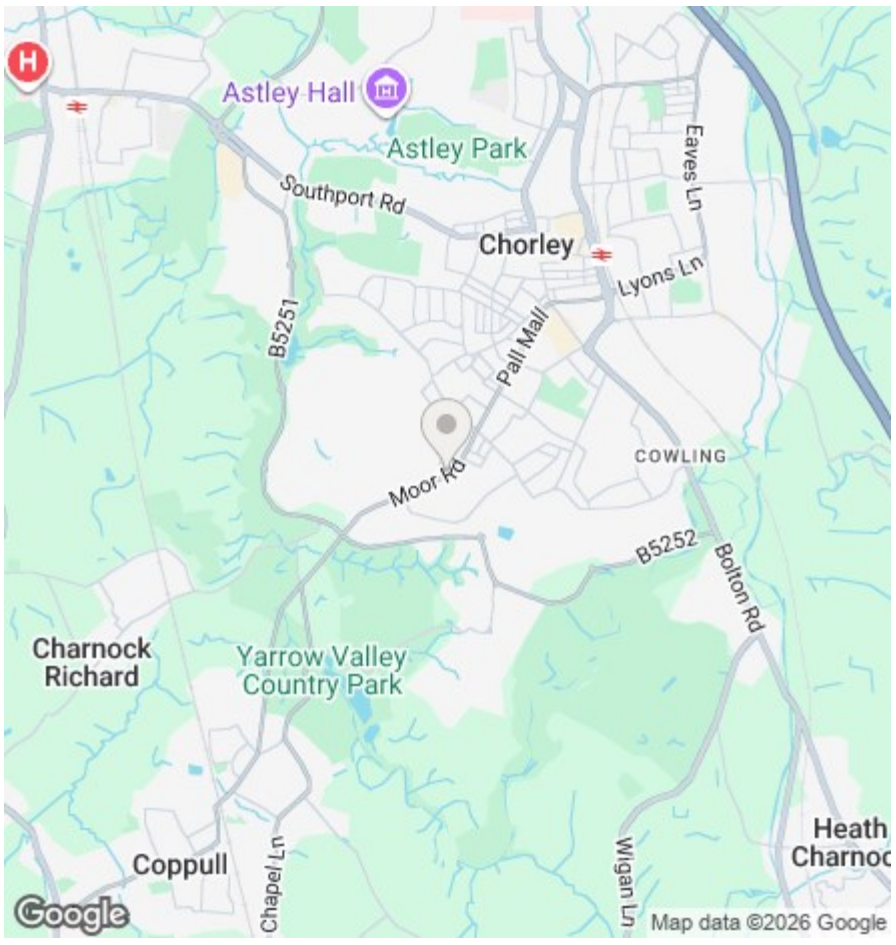
1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.

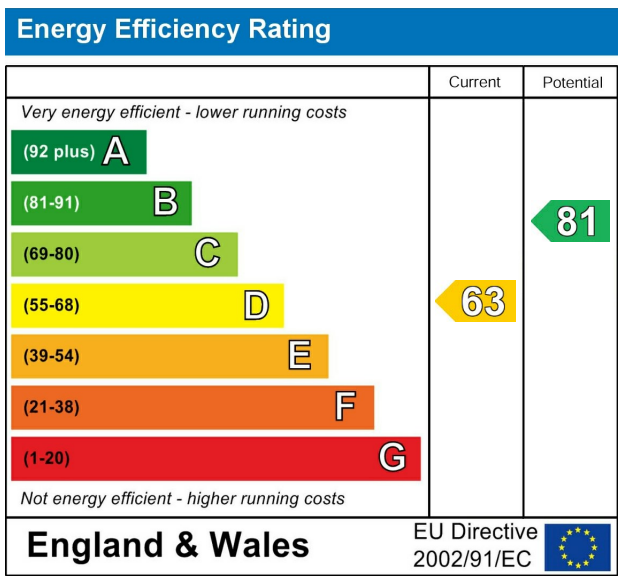


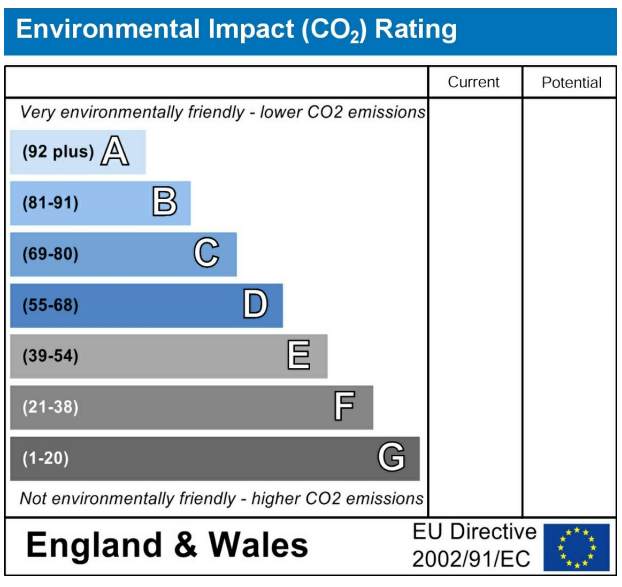
TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

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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