



Triumph Avenue, Chorley

Offers Over £184,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, mid-terrace property, located on a much sought-after residential area in Chorley. This lovely home is ideal for first-time buyers looking to step onto the property ladder. The property is situated within easy reach of Chorley town centre, offering access to highly regarded local schools, supermarkets, and amenities. Excellent travel links are available via Chorley train station, providing direct routes to Manchester, while the nearby M6 and M61 motorways make commuting across the North West highly convenient.

Internally, the home begins with a welcoming vestibule that provides access to a convenient downstairs WC. From here, you are led into the spacious lounge, which offers a comfortable family living area complete with an open staircase. The rear of the home features a modern kitchen/diner with a mix of integrated and space for freestanding appliances. There is also ample space for a family dining table, while the area benefits from access to the rear garden and additional storage beneath the stairs.

Moving upstairs, you'll find three well-proportioned bedrooms, with the master bedroom benefitting from a modern three-piece ensuite shower room and a fitted wardrobe. Bedroom two also benefits from fitted wardrobes, providing additional storage convenience. The floor is completed by the family bathroom, which is finished with a contemporary three-piece suite.

Externally, the property benefits from two private allocated parking bays located just to the left when facing the home. To the rear is a good-sized, split-level garden featuring both a raised patio towards the end of the garden and an artificial lawn — perfect for outdoor dining or family activities. The garden also enjoys a lovely degree of privacy, as it is not overlooked by neighbouring properties from the rear.







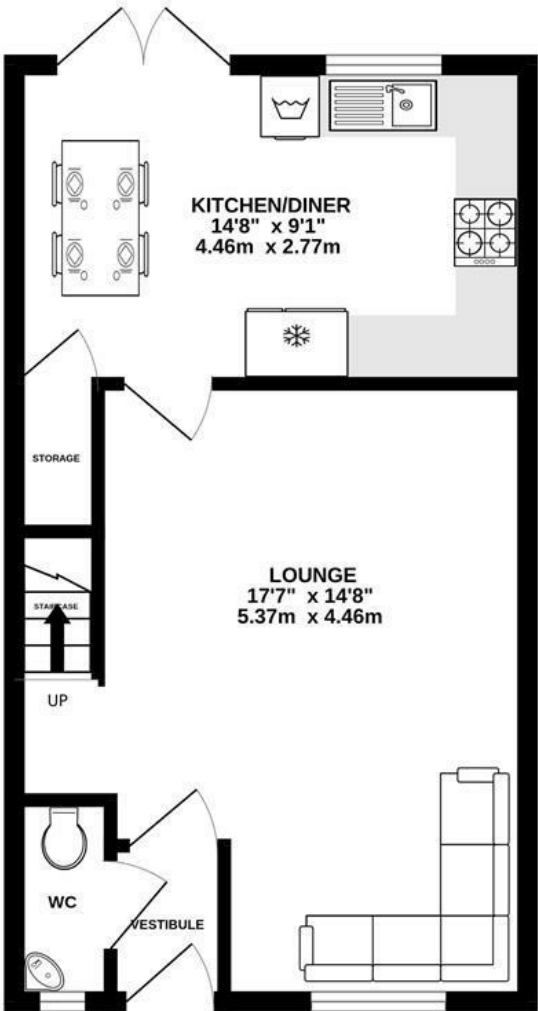




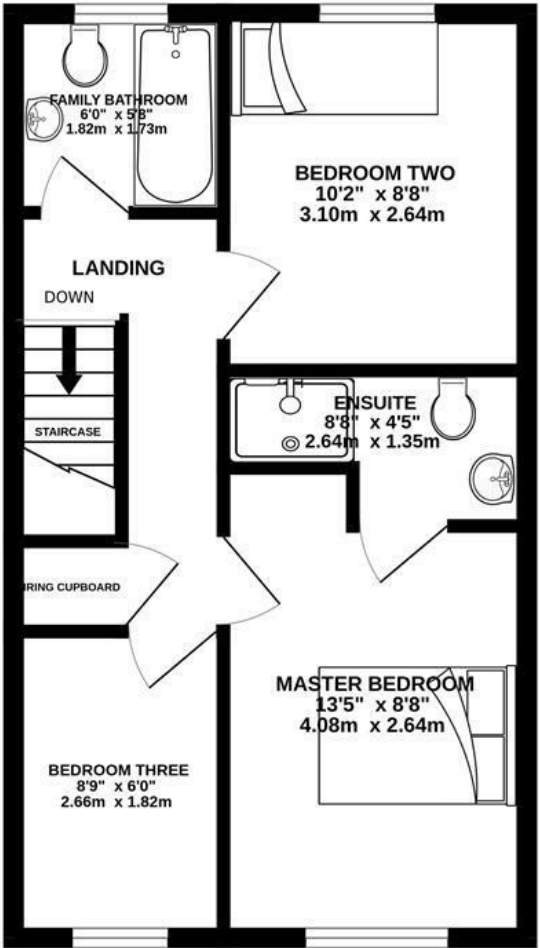


BEN ROSE

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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		92
(81-91) B		
(69-80) C	80	
(55-68) D		
(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 CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

