



Eaves Lane, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this lovely two bed, end terrace property offering a high standard of living throughout. Fully renovated throughout, this would be an ideal home for a first time buyer small family or couple. The property is situated only a short walk into Chorley town centre and is surrounded by superb local schools, shops and amenities with fantastic travel links from Chorley train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, you're welcomed into the spacious lounge with high ceiling and large front facing window allowing for ample light. The lounge is set in an open plan layout with the stunning Kitchen/Diner. Here you will find an open staircase leading to all first floor rooms, a large island with induction hob and seating for four. Also here is an abundance of wall and base units with an integrated fridge freezer and double oven. Conveniently you can find access to the rear yard and utility room here, with additional worktops and room for your washer/dryer.

Moving upstairs, you'll find two good sized bedrooms both sufficient in size to comfortably accommodate a double bed, with the master benefiting from a large walk in wardrobe. Completing this floor is the stunning four piece family bathroom with stand in shower and freestanding bathtub.

Externally, to the front of the property is a flagged yard with a pathway up to the front door, whilst to the side of the property is room for parking. To the rear of the property is a yard with an outbuilding that could be used as extra storage or be converted into an outdoor office.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.







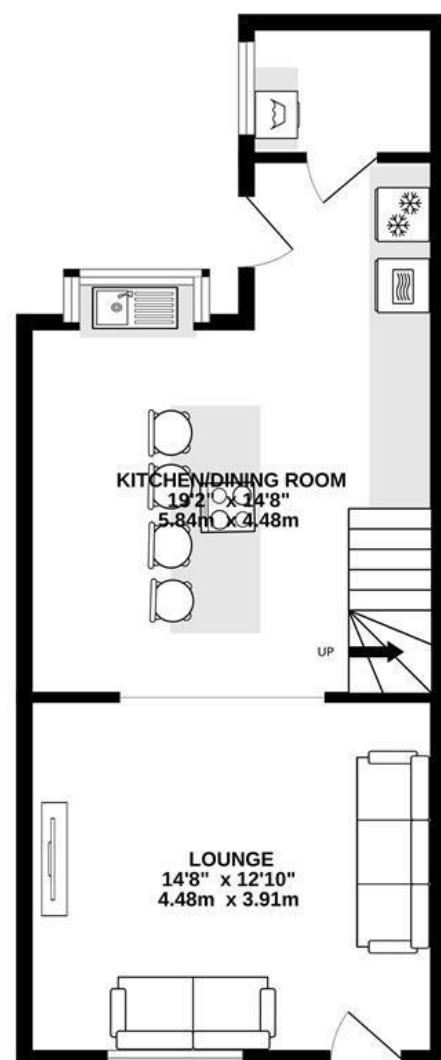




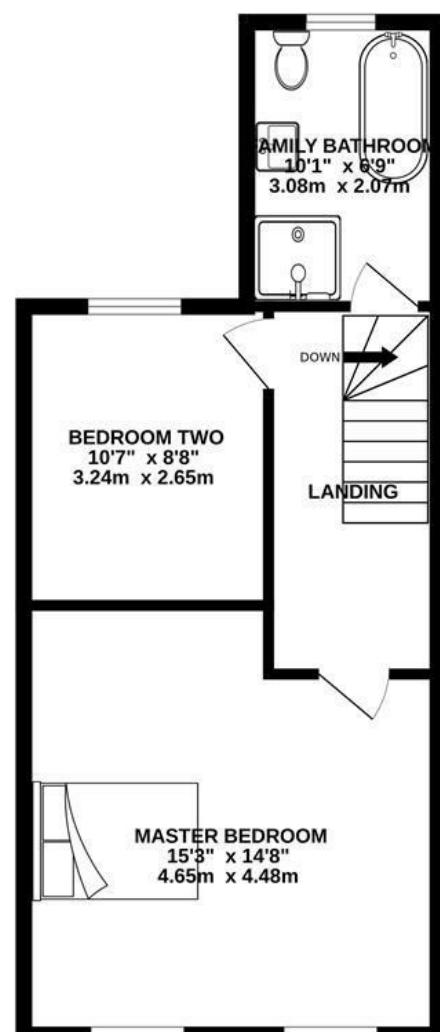


BEN ROSE

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



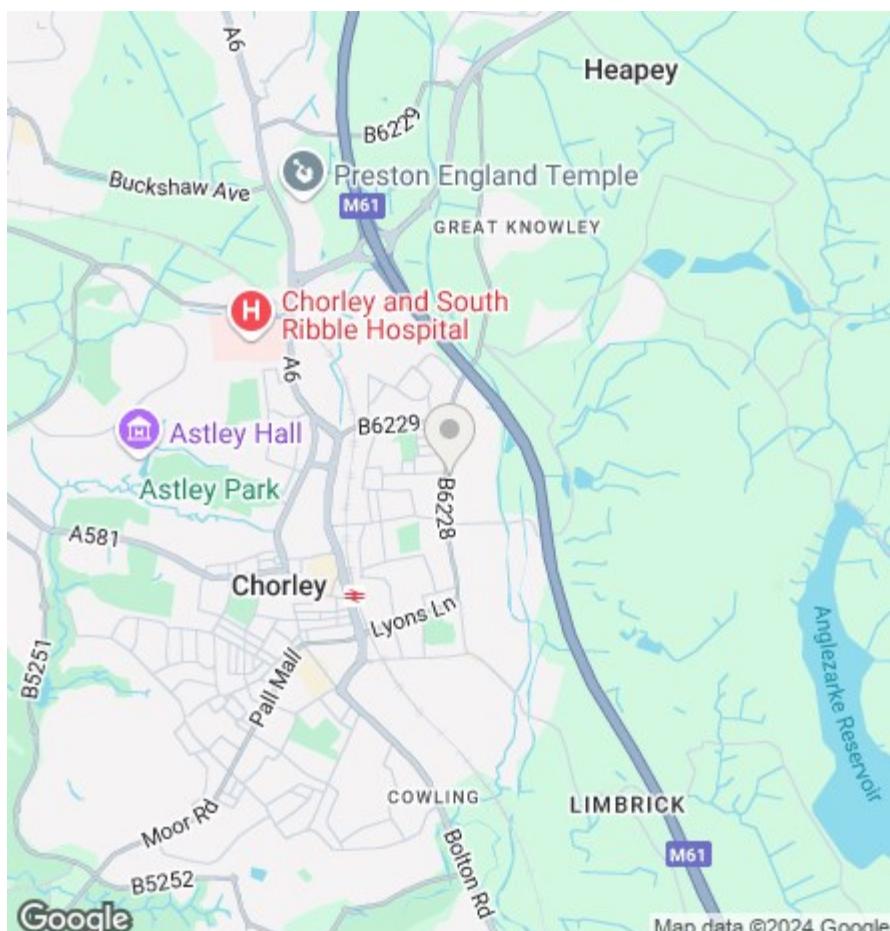
1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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	76
(55-68)	D	62
(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	69
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	