



## Queens Road, Chorley

**Offers Over £179,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace home, ideally suited to first time buyers looking for a spacious property with character. The home benefits from a number of recent improvements, including renovations to the roof, replacement bay windows and fresh plastering throughout, while still retaining a selection of original features and attractive high ceilings that add to the property's character and sense of space. Situated in the popular town of Chorley, the home is conveniently located close to a variety of everyday amenities including supermarkets, shops, cafés and well-regarded schools. The area also offers excellent travel connections, with Chorley railway station providing direct services to surrounding towns and cities, as well as easy access to the M61 motorway and M6 motorway for commuters travelling to nearby centres such as Preston, Bolton and Manchester.

Entering the property, you are welcomed into the entrance hall which leads through to the spacious lounge, featuring a beautiful bay window that fills the room with natural light and creates a bright and comfortable living space. Moving further into the home, you will find the equally well-proportioned dining room, offering plenty of space for a family dining table and ideal for both everyday meals and entertaining guests. From here, the layout continues through to the kitchen at the rear of the property, which benefits from underfloor heating and provides a practical and pleasant space for cooking while also offering access to the rear yard.

Heading upstairs, the first floor offers three bedrooms, two of which are particularly generous in size and provide excellent accommodation for a growing household or those needing additional space for guests or a home office. The third bedroom offers further flexibility for a nursery or study. Also located on this floor is the family bathroom, along with two separate WC's which provide added convenience for busy households. The property also benefits from two partially boarded lofts, offering useful additional storage space.

Externally, the home features a walled front yard which adds character to the property's frontage. To the rear, there is a private enclosed yard with surrounding walls and space for outdoor furniture, creating a pleasant low-maintenance outdoor area ideal for relaxing or entertaining. On-road parking is available with two resident parking permits included. With its spacious rooms, charming original features, recent improvements and convenient location, this property presents an excellent opportunity for first time buyers seeking a well-presented home in Chorley.

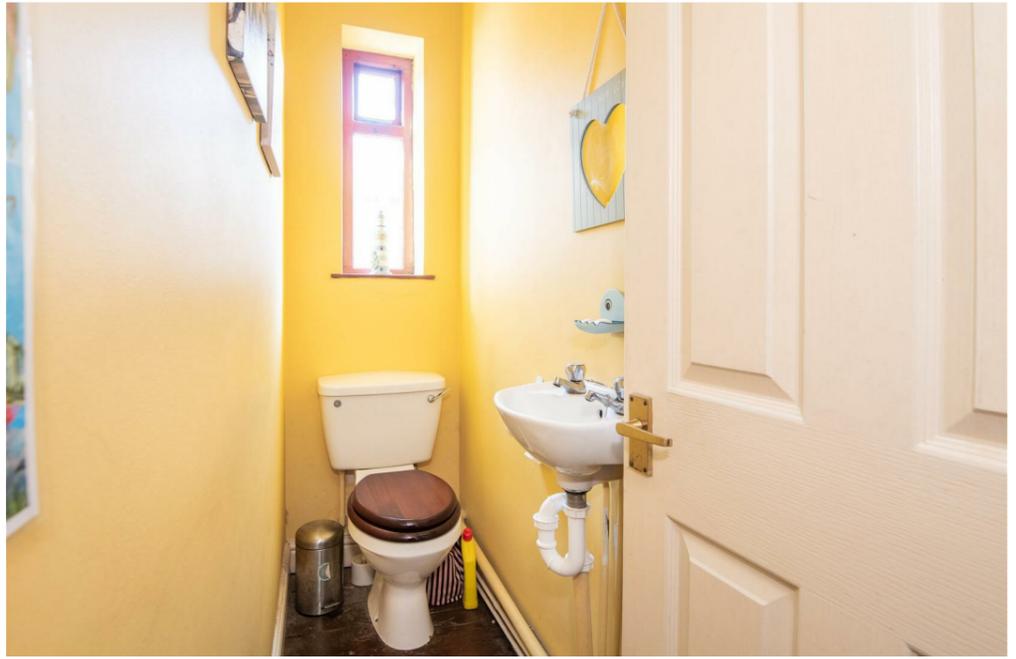
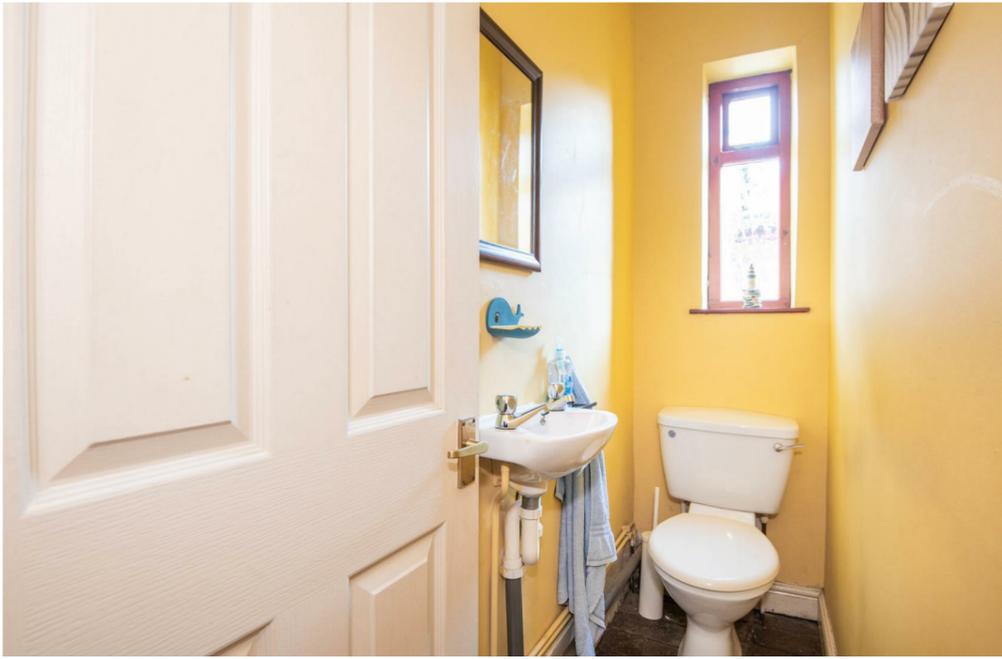








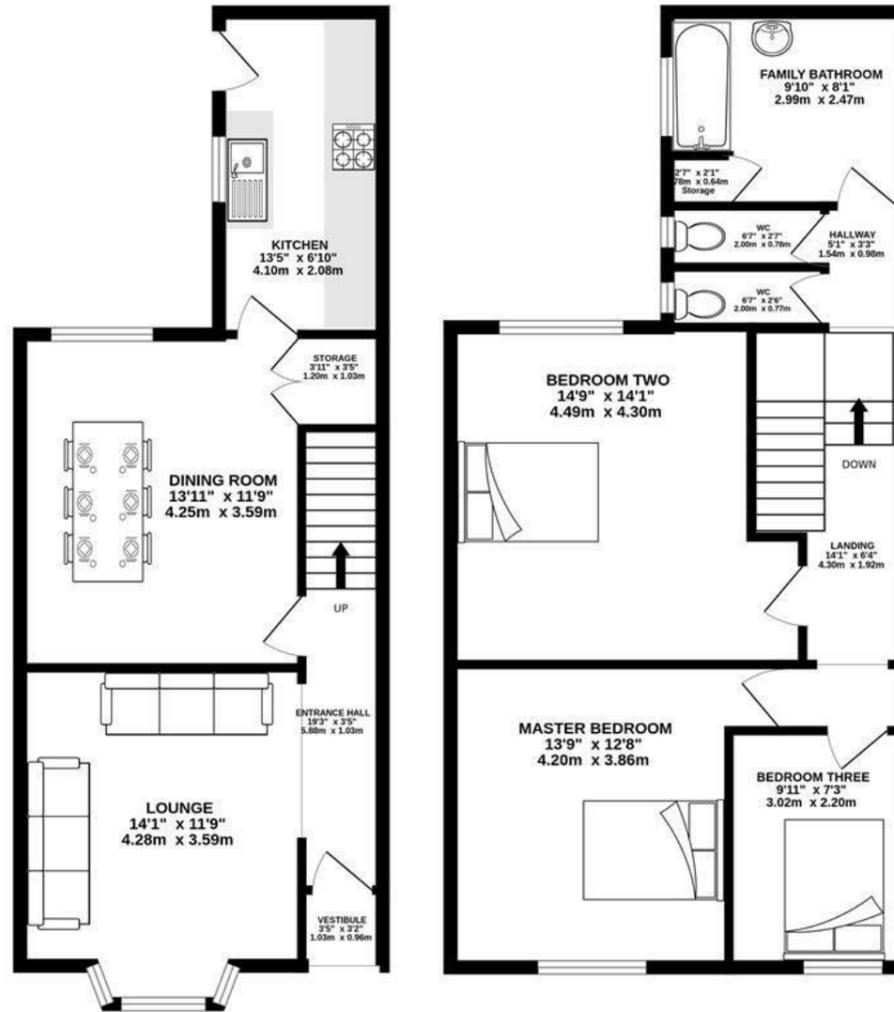




# BEN ROSE

GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

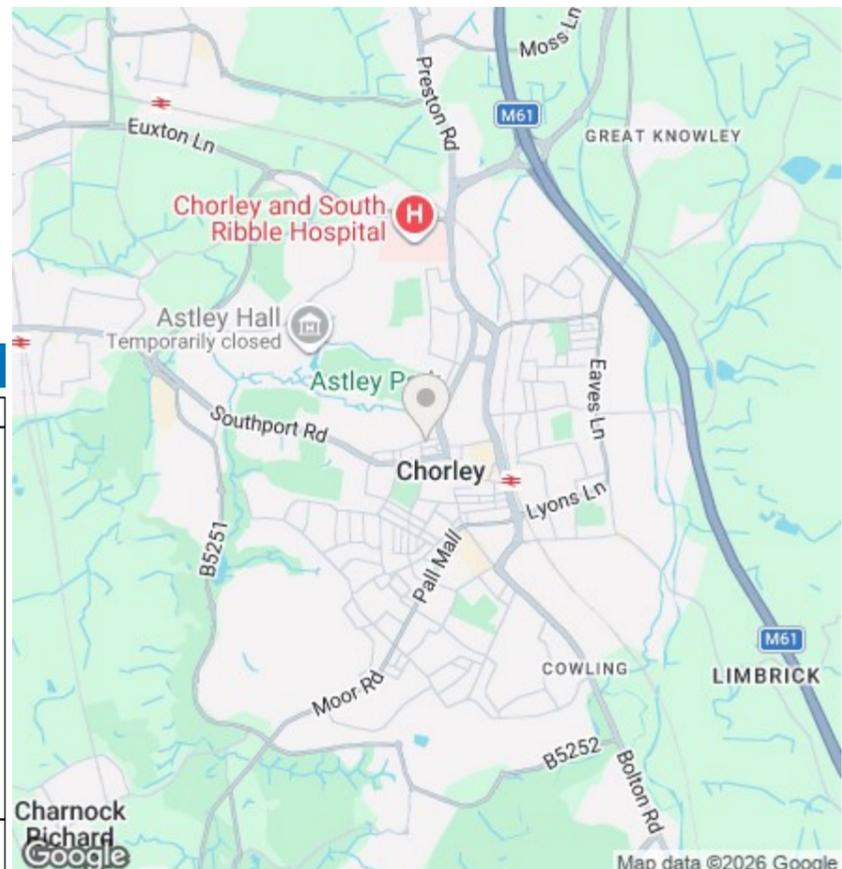


TOTAL FLOOR AREA : 1134 sq.ft. (105.3 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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