



Blackburn Street, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom home, ideally positioned in the heart of Chorley, Lancashire. Finished to a high standard throughout, this property has undergone a full renovation including a new roof, full re-plumb, upgraded central heating system with a new boiler and radiators, as well as new carpets throughout, offering a true turn-key home for first-time buyers. The property enjoys a convenient location close to Chorley town centre, providing easy access to a wide range of shops, supermarkets, cafés and local amenities. Excellent travel links are nearby, including Chorley train station with direct routes to Manchester and Preston, as well as regular bus services and easy access to the M61 and M6 motorways, making it ideal for commuters.

Stepping into the home, you are welcomed via a vestibule with a convenient cloakroom, leading through to a reception hall where the staircase is located directly ahead. From here, you enter the spacious front lounge, which is flooded with natural light thanks to the attractive bay-fronted window, creating a warm and inviting living space. Moving towards the rear of the home, you'll find the modern kitchen/diner, thoughtfully designed to offer ample worktop and storage space alongside a generous dining area that can easily double as an additional seating or entertaining space. French doors open out onto the rear garden, enhancing the sense of space and providing a seamless indoor-outdoor flow.

To the first floor, the property offers three well-proportioned bedrooms, two of which are comfortable doubles, making them ideal for couples, young families or those needing a home office. The accommodation is completed by a stylish four-piece family bathroom, featuring both a bath and a separate shower, providing practicality alongside a touch of luxury.

Externally, the property benefits from on-road parking to the front. To the rear, you'll find a beautifully presented and generously sized garden that offers both space and privacy. A lovely seating area sits just outside the property, separated by a gate - perfect for those with pets - leading through to a flagged patio area and onto a well-maintained lawn. This outdoor space is ideal for relaxing, entertaining, or enjoying time with family. This is a fantastic opportunity to acquire a fully modernised home in a sought-after location, ready to move straight into.















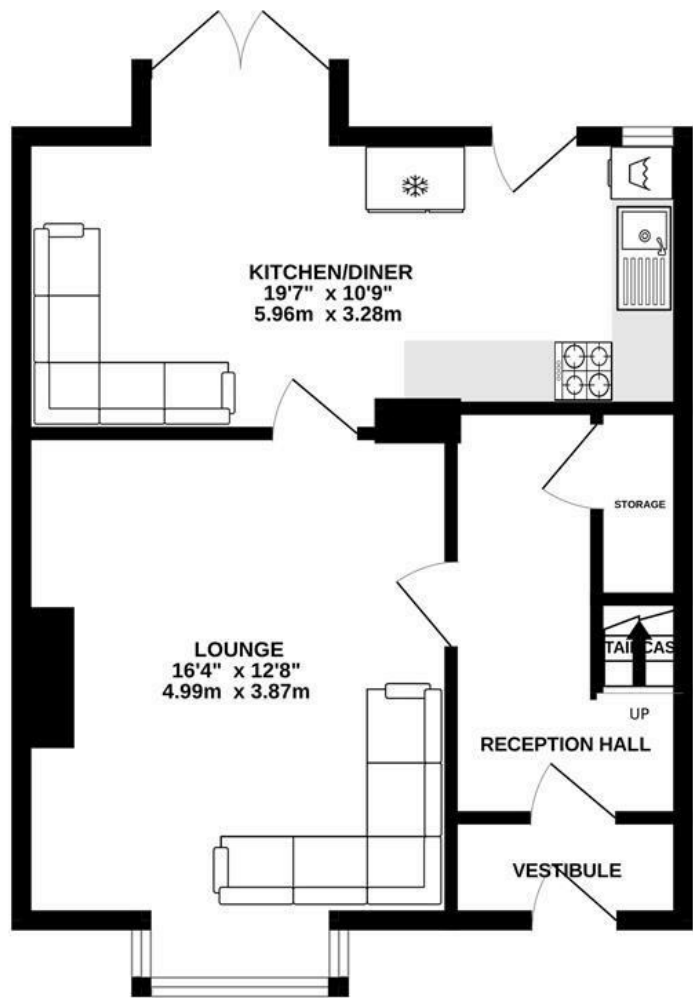




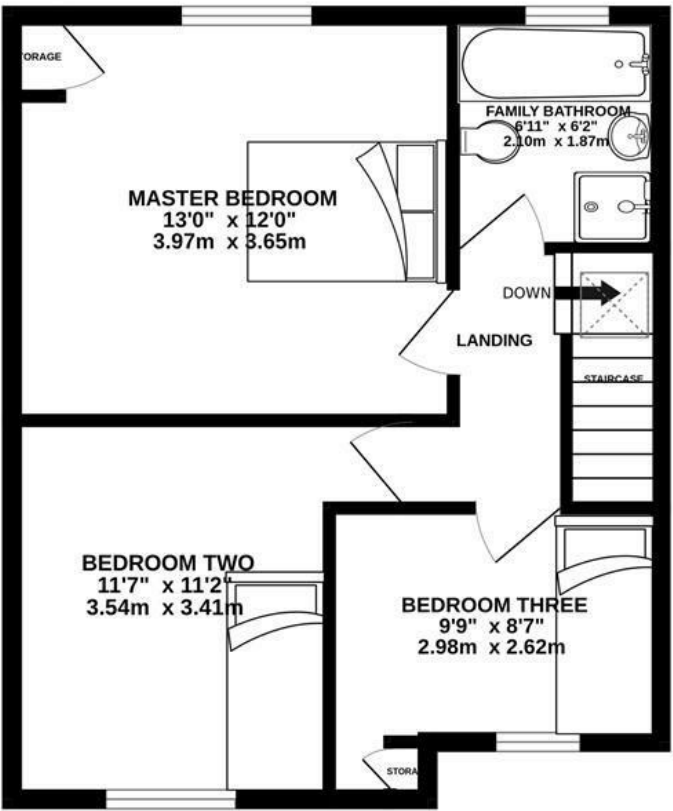


BEN ROSE

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
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	

