



Ward Street, Chorley

Offers Over £114,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom terraced home in the heart of Chorley, Lancashire. This property is ideally suited for first-time buyers or investors looking for a buy-to-let opportunity. Set in a convenient location, the home is within walking distance of Chorley town centre, offering a host of shops, eateries, and local amenities. Excellent travel links are available with nearby train and bus stations providing routes across Lancashire and beyond, while the M6 and M61 motorways are just a short drive away, offering easy access to Preston, Manchester, and surrounding areas.

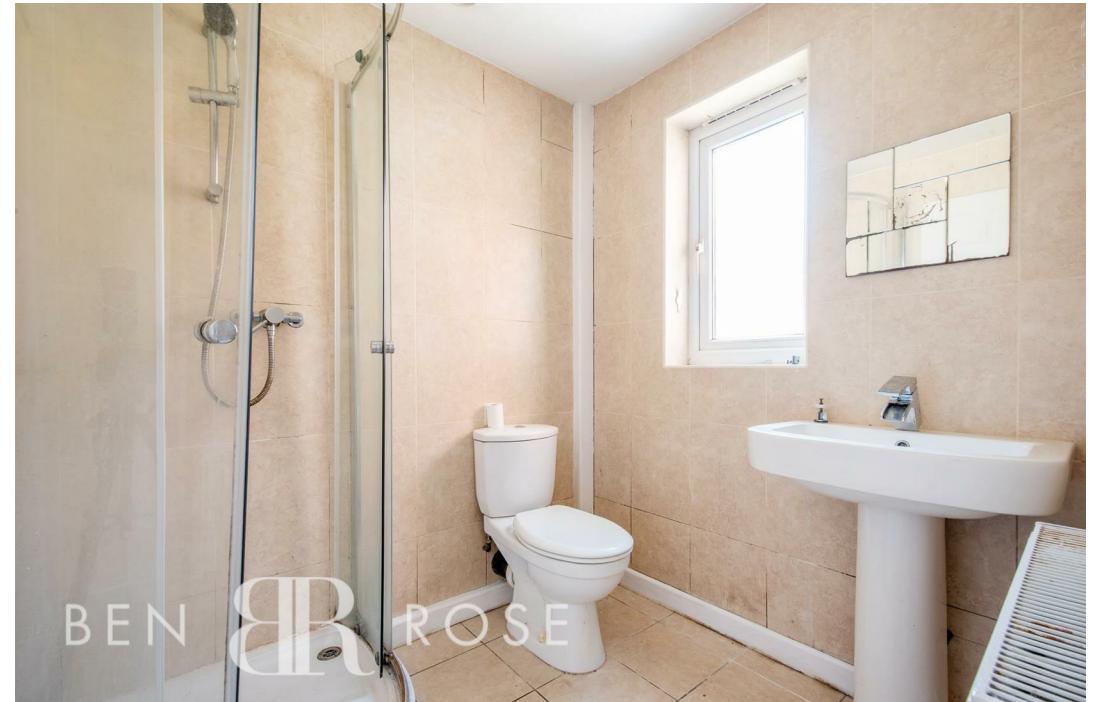
Upon entering the property, you are welcomed into an entrance hall that leads into the front lounge, complete with a feature fireplace. Moving through, the kitchen has ample storage and workspace, ideal for everyday living. Just off the kitchen, a rear hall provides access to the yard and connects to a practical shower room.

The first floor houses two generously sized double bedrooms. These rooms provide versatility, whether used as bedrooms, home offices, or additional living areas.

Externally, the property offers convenient on-road parking at the front. To the rear, a low-maintenance yard provides a private outdoor area.

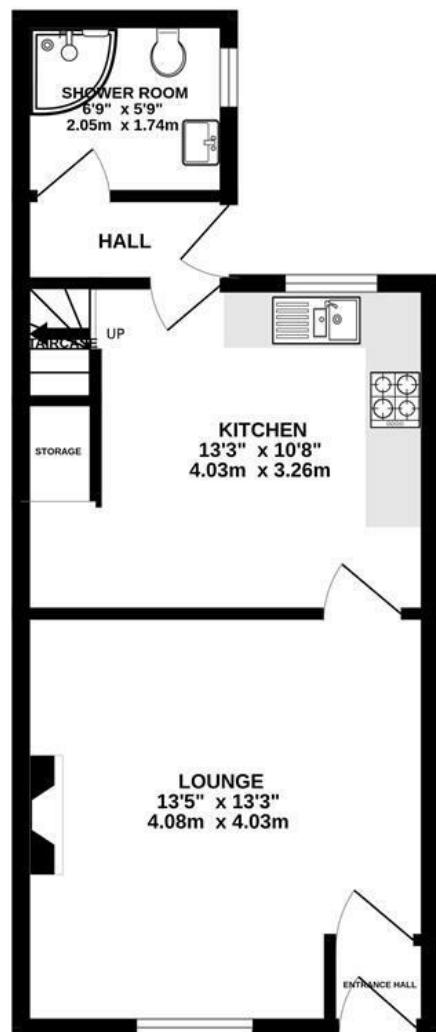
This home presents a fantastic opportunity for those seeking a property with great potential in a superb location. Don't miss the chance to make this house your home or investment!



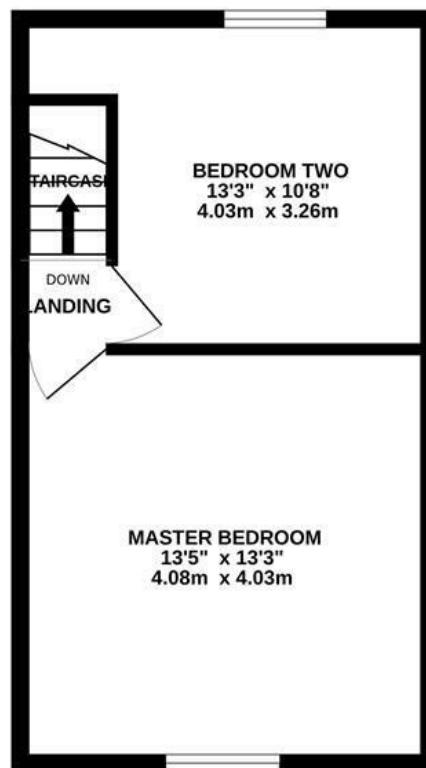


BEN ROSE

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



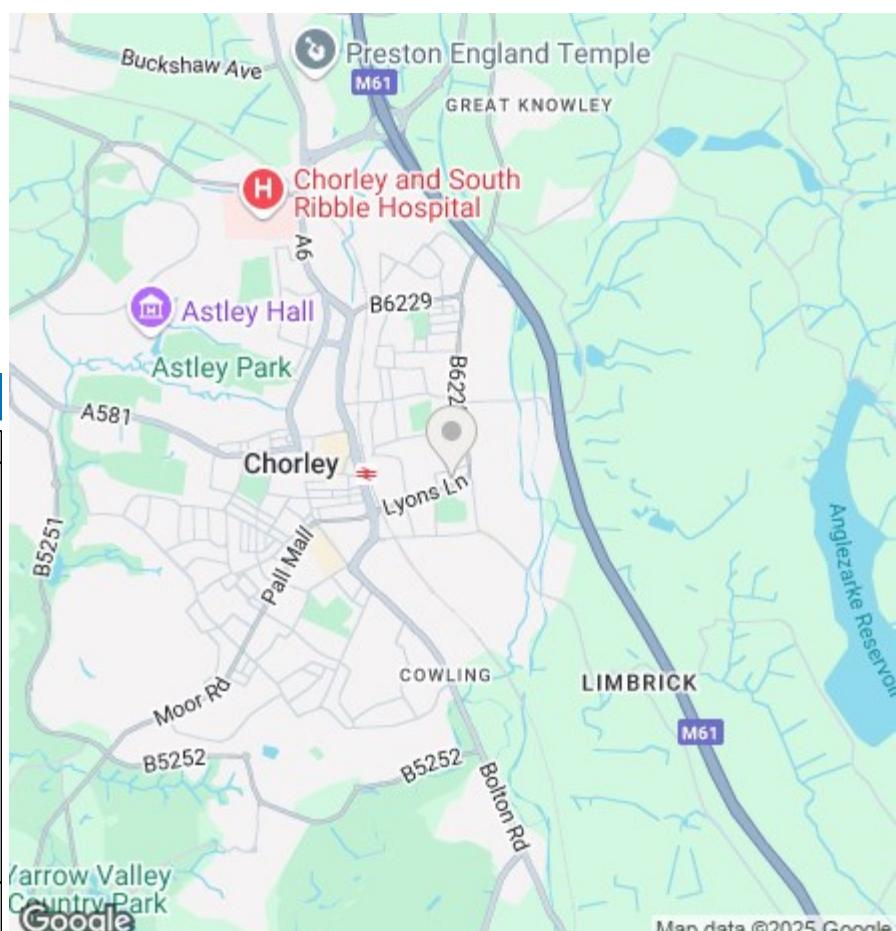
1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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	