BEN ROSE



Primrose Street, Chorley **Offers Over £79,995**

Ben Rose Estate Agents are pleased to present to the market this two-bedroom mid-terrace property in the heart of Chorley. The home is in need of renovation, offering an excellent opportunity for buyers or investors looking to add value, put their own stamp on the property, and create a home tailored to their own tastes and needs. Nestled in a quiet, family-friendly cul-de-sac, the property enjoys a peaceful yet convenient location. It is within walking distance of Chorley town centre, with its superb local schools, shops, and amenities. Excellent travel links are available via the nearby train station, local bus routes, and easy access to the M6 and M61 motorways.

Internally, you will find a spacious lounge to the front, leading through to an equally spacious kitchen/diner. The kitchen offers fitted storage alongside an integrated oven and hob, with convenient access to the understairs storage and a single door leading out to the rear garden.

Moving upstairs, you will find two well-proportioned bedrooms, with the second bedroom benefiting from integrated storage.

Externally, there is plenty of on-street parking available to the front. To the rear is a good-sized garden which would benefit from some maintenance but offers excellent potential to create an attractive outdoor space.

Early viewing is highly recommended to appreciate the potential this property has to offer.


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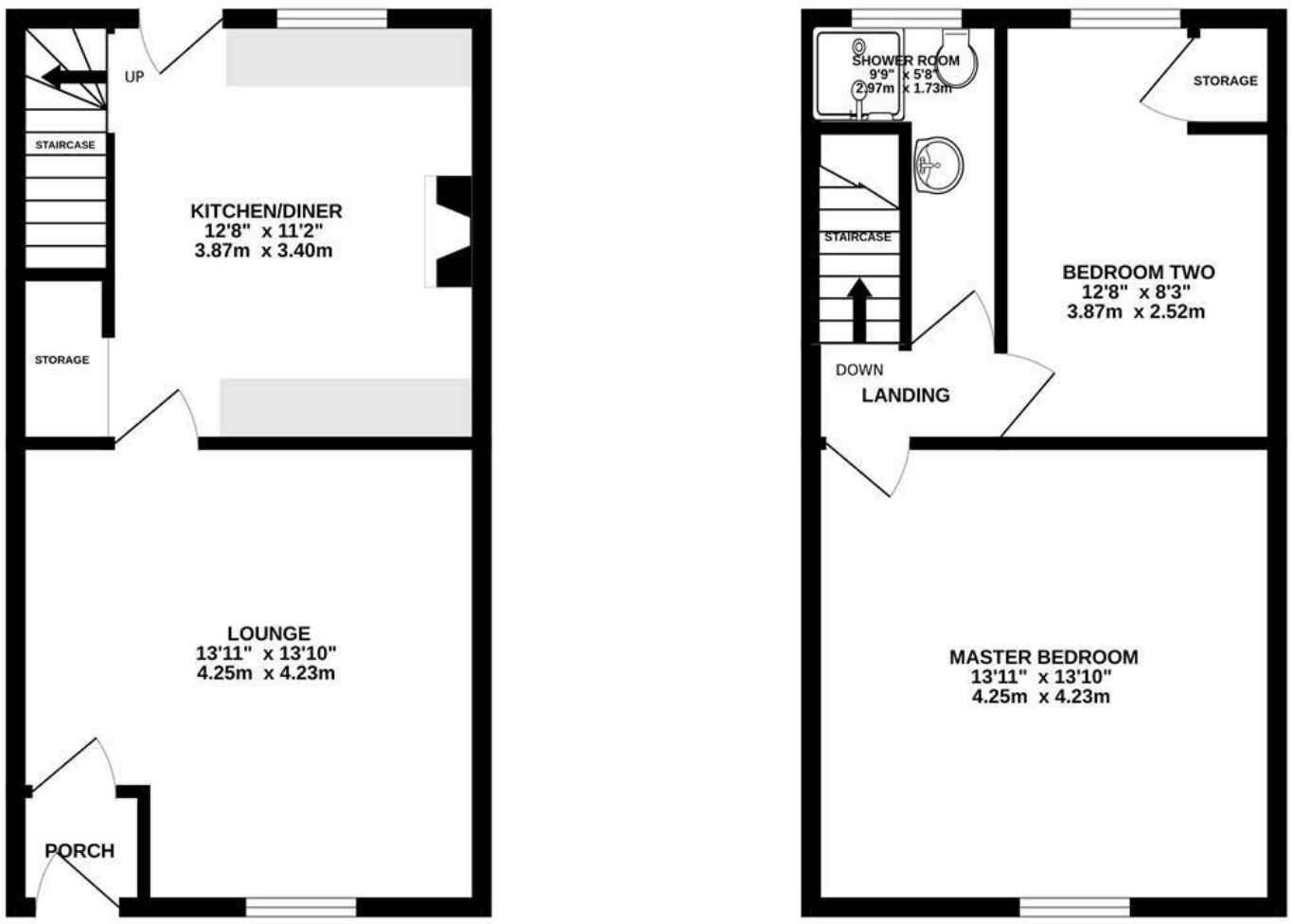


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GROUND FLOOR
365 sq.ft. (34.0 sq.m.) approx.

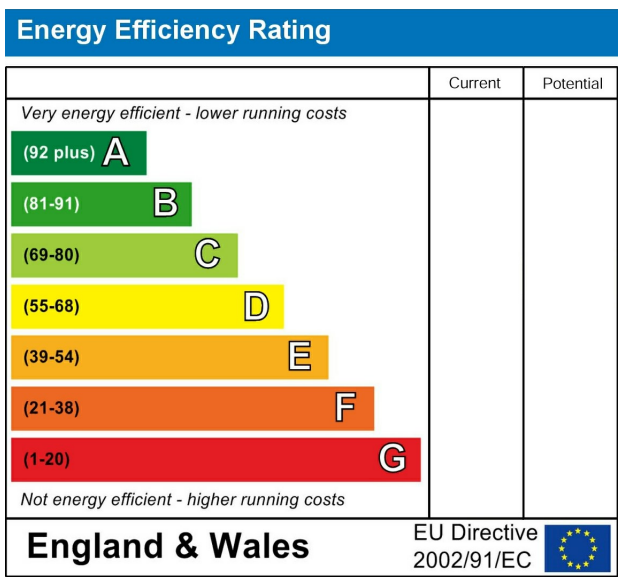
1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.

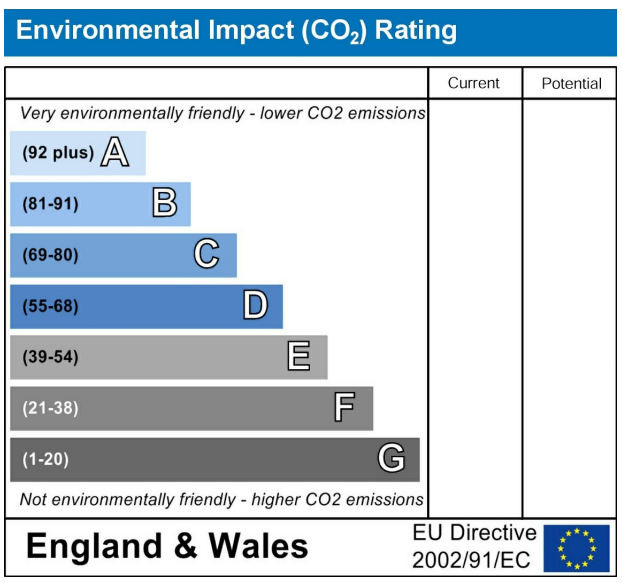


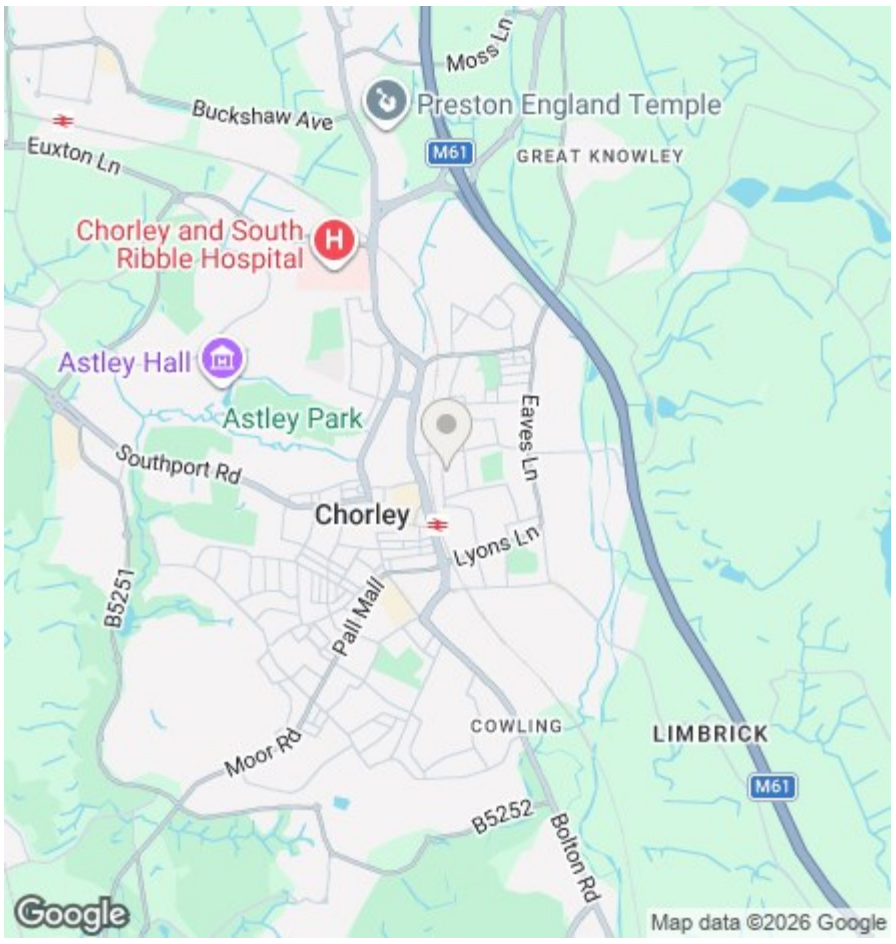
TOTAL FLOOR AREA : 736 sq.ft. (68.3 sq.m.) approx.

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.







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