



Cowling Brow, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terrace home, ideally suited to first time buyers looking to take their first step onto the property ladder. Situated within easy reach of Chorley town centre, the property enjoys a convenient position close to a wide range of everyday amenities, including shops, supermarkets, cafés, bars and restaurants. Chorley is particularly well connected, with the M61 providing access towards Preston, Bolton and Manchester, while the M6 and M65 are also within easy reach. Chorley railway station offers regular services towards Manchester and Blackpool, with the town also benefiting from a well-established bus network. For those who enjoy the outdoors, Rivington is only a short drive away, providing a fantastic choice of scenic walks across Rivington Country Park and towards Rivington Pike.

Stepping inside, the vestibule leads into a spacious front lounge, where a feature fireplace creates an attractive focal point, complete with a log burner offering a cosy setting during the colder months. From here, the accommodation continues into a generous dining room, providing plenty of space for a dining table and chairs while also housing the staircase rising to the first floor. To the rear is the modern kitchen, fitted with an integrated oven and hob and offering a practical layout for everyday cooking. A door provides direct access out to the rear yard, making this a particularly convenient space for day-to-day living.

Ascending to the first floor, there are two well-proportioned double bedrooms, both offering comfortable accommodation and useful flexibility for a first time buyer. The principal bedroom benefits from fitted wardrobes, providing valuable built-in storage while retaining plenty of room for additional furnishings. Completing the accommodation is the three-piece family bathroom, which includes a bath with an over-bath shower, alongside the WC and wash hand basin.

Externally, the property benefits from on-road parking to the front, together with a small front yard which provides a welcoming approach. To the rear is a convenient enclosed yard, offering a low-maintenance outdoor space for seating, entertaining or simply enjoying some fresh air, with useful access to the communal ginnel behind the terrace. Offering well-proportioned accommodation, a modern kitchen, two double bedrooms and a highly convenient location close to Chorley town centre, this is an excellent opportunity for a first time buyer seeking a comfortable and affordable first home.







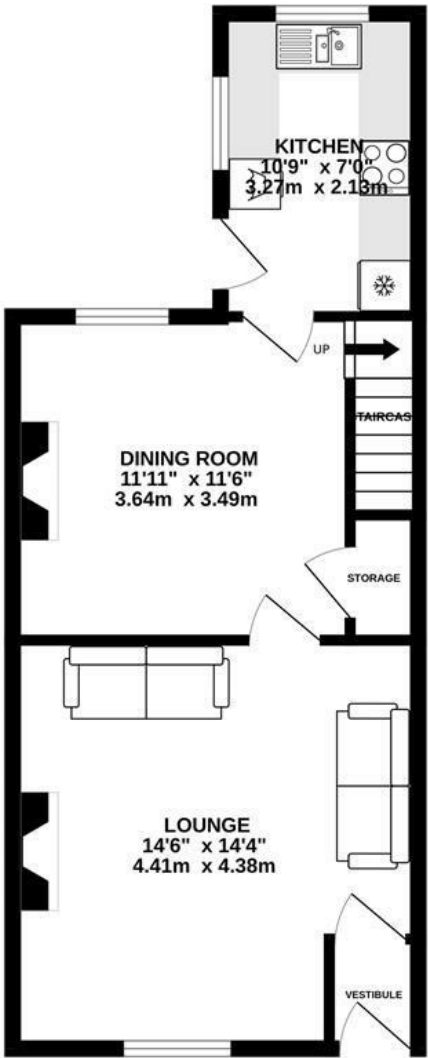




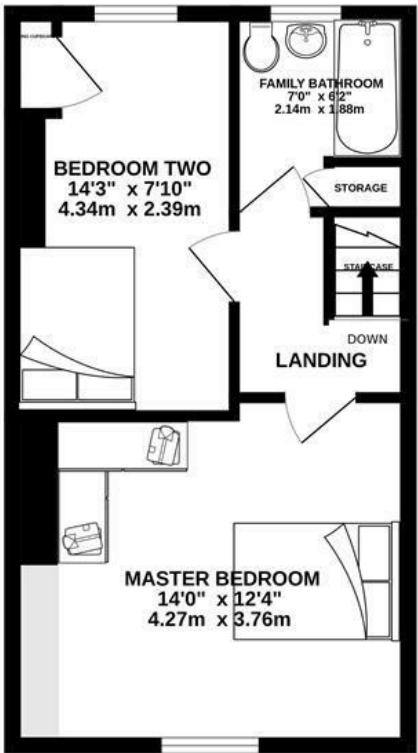


BEN ROSE

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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) 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		
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	

