



## Fellery Street, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace home, ideally situated in a convenient residential area of Chorley. Offering well-proportioned living accommodation throughout, this property presents an excellent opportunity for first-time buyers or couples looking to step onto the property ladder. The home is ideally positioned within easy reach of Chorley town centre, where you'll find a fantastic selection of shops, supermarkets, cafés, restaurants and leisure facilities. Excellent transport links are also close by, including Chorley Railway Station with direct services to Manchester, Preston and beyond, alongside regular bus routes and easy access to the M61 and M6 motorways, making commuting throughout the North West simple and convenient.

Stepping inside, you are welcomed by an entrance vestibule which leads directly into the spacious lounge. Filled with natural light, this inviting reception room benefits from an attractive fireplace that creates a lovely focal point, making it an ideal space to relax or entertain. Continuing through, you'll find the well-equipped kitchen, offering generous worktop space, ample cupboard storage and room for a small dining table, perfect for everyday meals. The kitchen also provides access to the staircase leading to the first floor, along with additional built-in storage to maximise practicality.

To the first floor, the landing provides access to two well-proportioned double bedrooms, with the principal bedroom being particularly generous in size and offering plenty of space for additional furniture. Completing the accommodation is a large three-piece family bathroom, which also benefits from useful built-in storage, adding further convenience to the home.

Externally, the property enjoys a low-maintenance paved rear yard, offering a private outdoor space with plenty of potential to personalise with outdoor seating, potted plants or decorative features. A useful garden shed and separate outbuilding provide excellent additional storage solutions. Combining generous room sizes, practical living accommodation and a highly convenient location close to excellent amenities and transport links, this property represents a fantastic opportunity for buyers seeking a home with plenty of potential in the heart of Chorley.







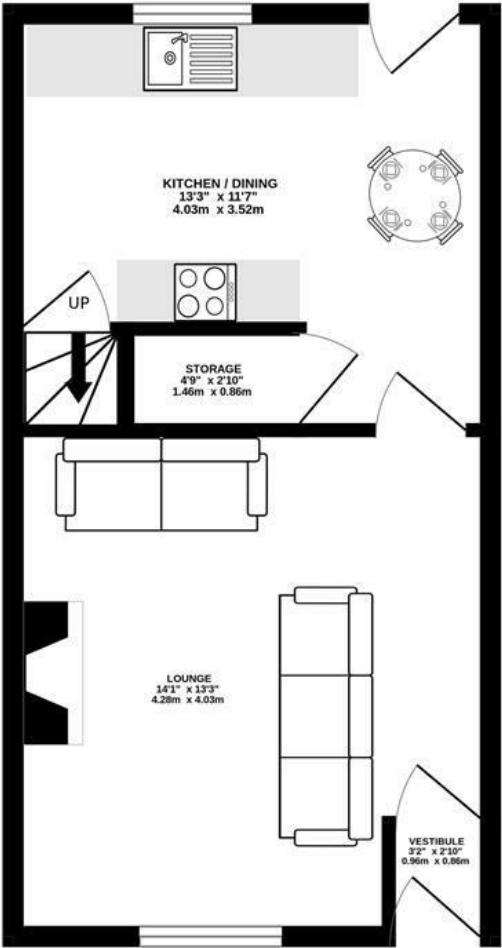




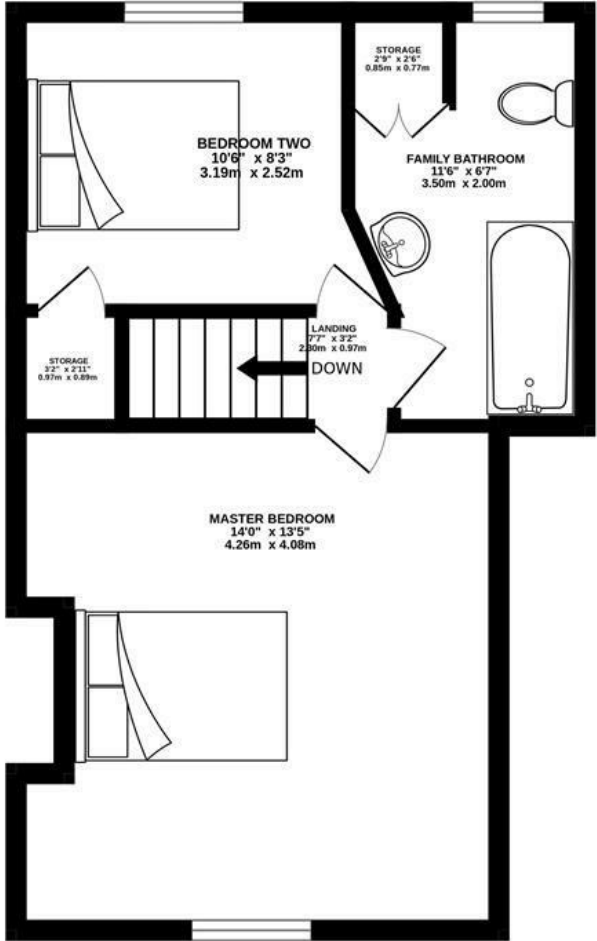


# BEN ROSE

GROUND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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                                 | <div>63</div> | <div>85</div>                                                                                               |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

