



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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
83	95

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 CO₂ 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 CO₂ emissions

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BEN  ROSE



Twickenham Place, Chorley

Offers Over £159,995

Ben Rose Estate Agents are delighted to present to the market a fantastic opportunity to acquire this modern, two bedroom, end-mews property in a sought after area within Chorley. The property is placed in the highly enviable location of Beaumont Gardens - a select development of stylish two and three bedroom mews style homes near to Chorley Town Centre. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from great local amenities, schools and nurseries. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall where all the ground floor rooms can be found. Here, you'll find the modern kitchen that comes fitted with an integral hob/oven, dishwasher and fridge/freezer, There is also some dining space located next to the bay-fronted window. Moving towards the rear of the property, you'll find the spacious lounge that features the open staircase and patio doors that lead out to the rear garden. Additionally on this floor is a convenient WC.

Moving upstairs, you'll find two sizeable bedrooms - both of which benefit from integrated storage. You'll also find the three piece family bathroom with an over the bath shower and more integral storage located just off the landing.

Externally, the property sits towards the end of a quiet cul-de-sac with parking for two cars on the driveway. To the rear is a beautifully presented and secluded garden with an Astro Turfed lawn, patio area and shed space for additional storage options.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

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