



Walletts Road, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom end-terrace home in the heart of Chorley, Lancashire. Situated on a quiet residential street, this property offers a fantastic opportunity for first-time buyers looking for a home they can make their own, and is even being presented with NO ONWARDS CHAIN. The location boasts excellent travel links, with Chorley train station just a short walk away, and easy access to the M61 motorway, connecting you to Preston, Manchester, and beyond. Nearby amenities include a variety of local shops, well-regarded schools, and picturesque parks, ensuring everything you need is within reach.

Upon entering the home, you are welcomed into the entrance hall that flows into the main reception hall. The spacious front lounge is a highlight, featuring a bay-fronted window that fills the space with natural light and a charming fireplace that serves as a focal point. Moving through, you'll find a good sized dining room with under-stair storage and a unique archway that seamlessly connects to the kitchen at the rear. The kitchen itself offers functional space and direct access to the rear yard.

Ascending to the first floor, you'll discover two well-proportioned bedrooms. The master bedroom spans the full width of the home, whilst the second bedroom includes a fitted wardrobe, offering ample storage. Completing this floor is the four-piece family bathroom, featuring large integrated storage solutions.

Externally, the property benefits from on-road parking at the front, while private gates to the side lead down a private road to a detached garage located at the rear, ideal for additional parking or storage. The low-maintenance yard provides a private outdoor space. This home is a great investment for those seeking to modernize and add their personal touch, offering an exciting project with plenty of potential.





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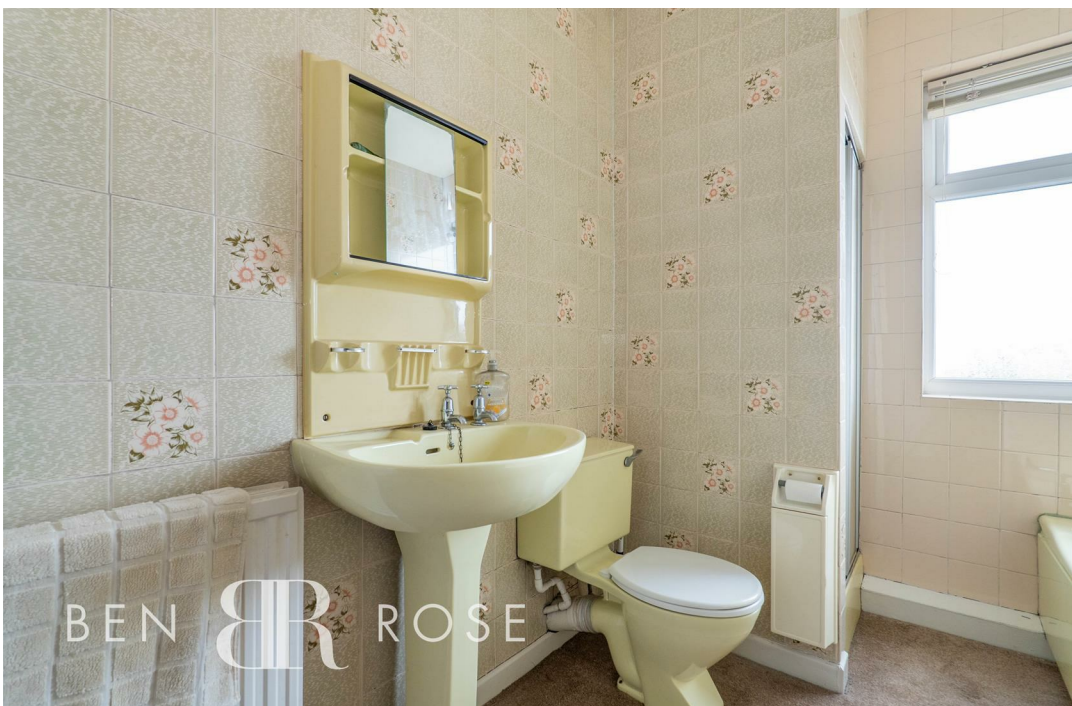
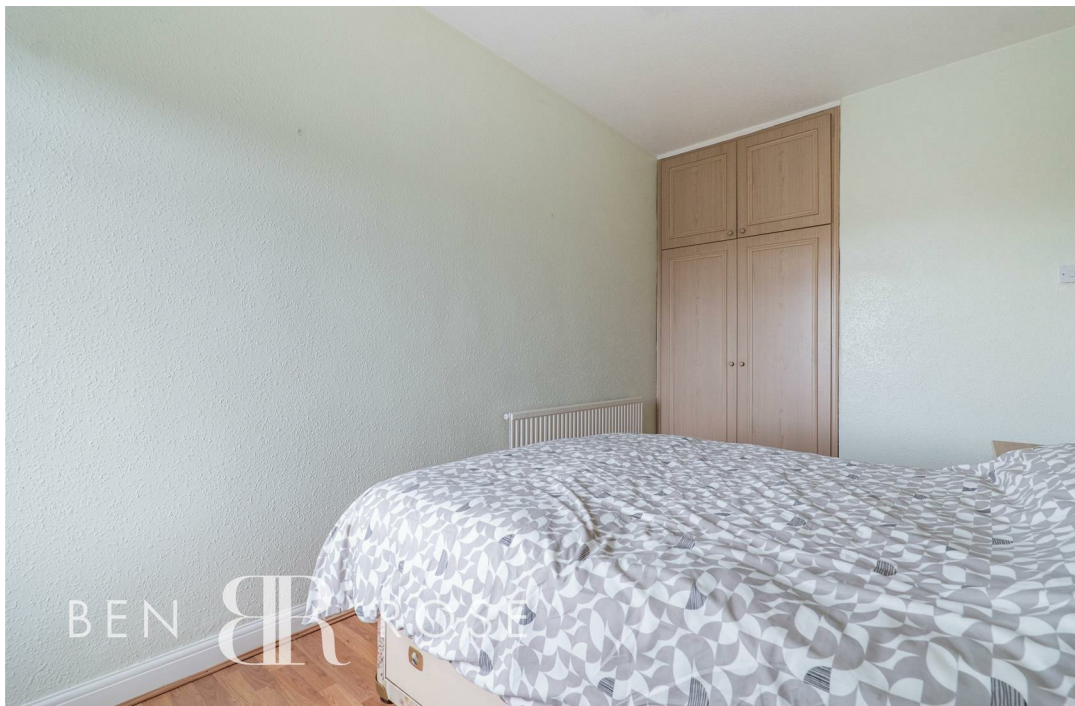
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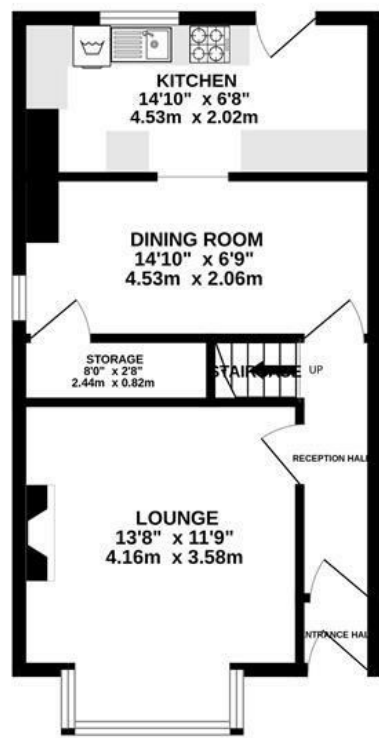
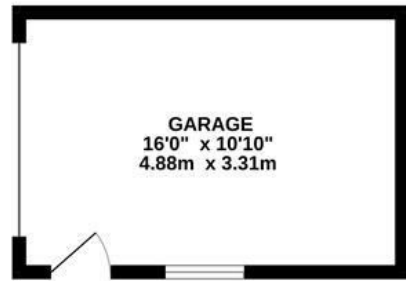


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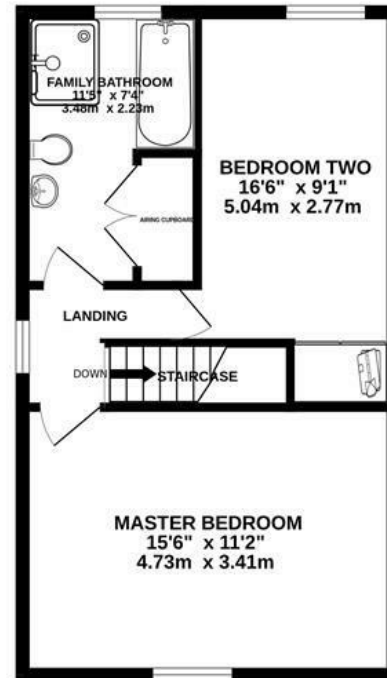


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GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



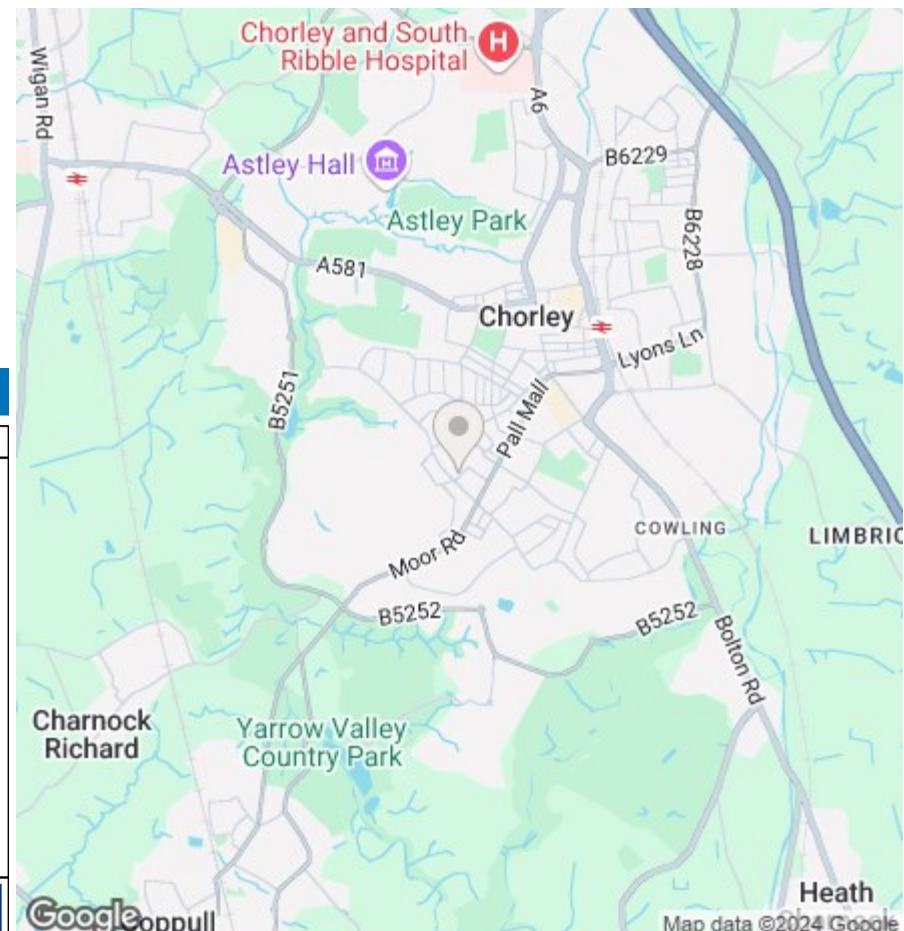
1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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		83
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	