



Geoffrey Street, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, located within walking distance of Chorley town centre. Ideally suited to first-time buyers and couples, this home blends character features with a practical layout, making it an attractive choice for those looking to step onto the property ladder. Chorley itself offers an excellent range of amenities, including supermarkets, local shops, restaurants, pubs and schools, alongside the beautiful Astley Park for leisure and relaxation. The property also benefits from superb transport links, with direct rail services to Preston and Manchester, reliable bus routes to Preston, Blackburn and Wigan, and easy access to the M6 and M61 motorways, ensuring excellent connectivity for commuters.

Stepping inside, the home opens with a bright and welcoming front lounge that provides a comfortable space to relax and unwind. To the rear, the property boasts a characterful kitchen/dining room, complete with a striking feature fireplace housing a gas range cooker – a focal point that adds both style and charm. French doors lead out to the rear yard, drawing in plenty of natural light and creating a seamless indoor-outdoor flow. A practical utility room with direct access to the yard completes the ground floor, offering additional storage and convenience.

Moving to the first floor, the property offers a generously sized master bedroom, providing ample space for furnishings and a relaxing retreat at the end of the day. The second bedroom, also a double, offers versatility as a guest room, children's bedroom, or home office. Both rooms are served by a well-presented three-piece family bathroom, ensuring comfort and practicality for everyday living.

Externally, the property benefits from convenient on-street parking to the front. To the rear, a paved yard offers a low-maintenance outdoor area, ideal for seating or enjoying warm summer evenings, with potential for planting to add further charm.

In summary, this well-located mid-terrace combines character, convenience and affordability, making it an excellent opportunity for first-time buyers or couples seeking a home close to Chorley town centre with superb transport links and amenities on the doorstep.







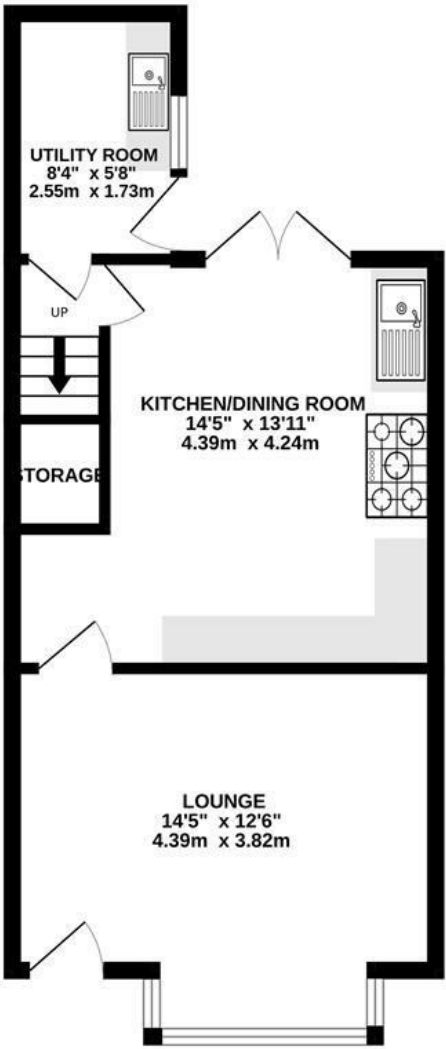




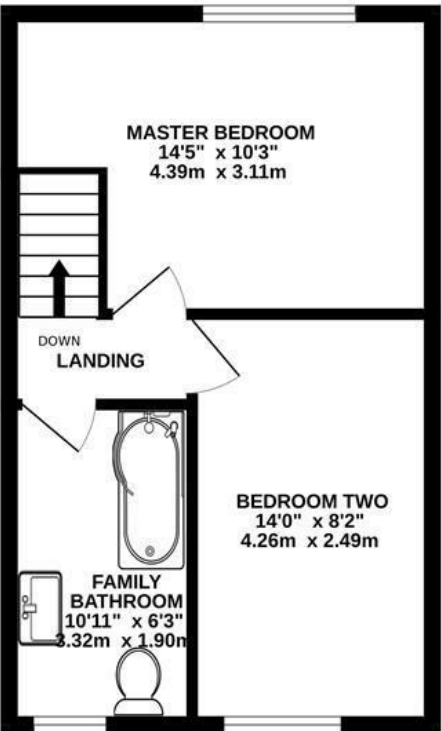


BEN ROSE

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(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	

