



## Worthy Street, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, situated in a popular area of Chorley, Lancashire. The property would make an ideal home for a first-time buyer or an excellent investment opportunity. It is conveniently located within walking distance of Chorley town centre, offering easy access to a wide range of local amenities, including shops, cafés, bars, restaurants, and well-regarded schools. Located directly beside Tatton Park, the home benefits from easy access to scenic green space, perfect for walking and recreation. The home also benefits from excellent transport links, including regular rail services to major North West destinations and easy access to the M6 and M65 motorways, making it ideal for commuters. The property sits directly adjacent to Tatton Park which offers a lovely green space for walking and recreational

Stepping into the property, you are welcomed into the central hallway, where a staircase leads to the upper level. To the right, you will find the first reception room, ideal as a cosy lounge, featuring a charming bay window overlooking the front aspect. On the opposite side of the hallway is the spacious second reception room, which would make an ideal dining room, offering ample space for a large family dining table and convenient access to the kitchen. The modern kitchen offers ample storage and space for freestanding appliances, along with access to a generous storage room and additional understairs storage. A single door from the kitchen leads out to the garden.

To the first floor, you will find three well-proportioned bedrooms and a three-piece family bathroom featuring an over-the-bath shower.

Externally, there is ample on-street parking to the front of the property. To the side is a good-sized, enclosed, low-maintenance garden, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.





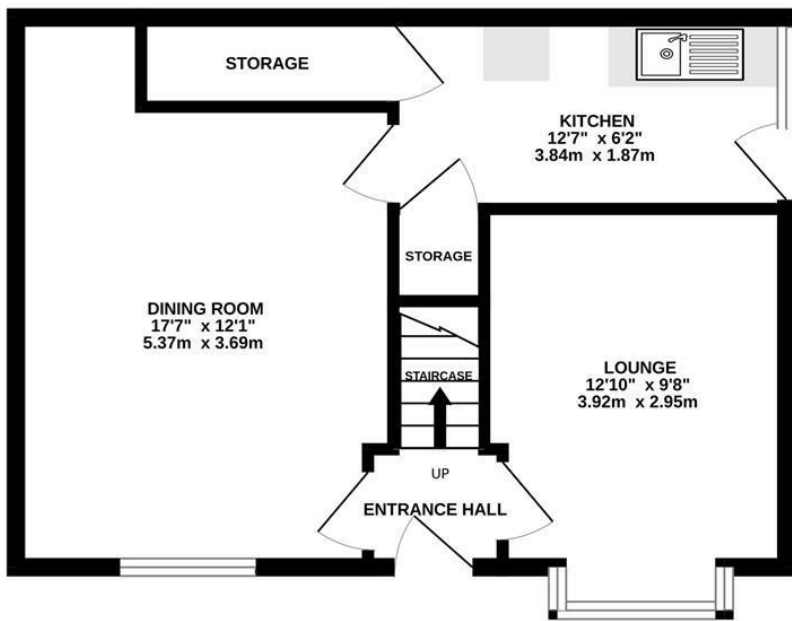




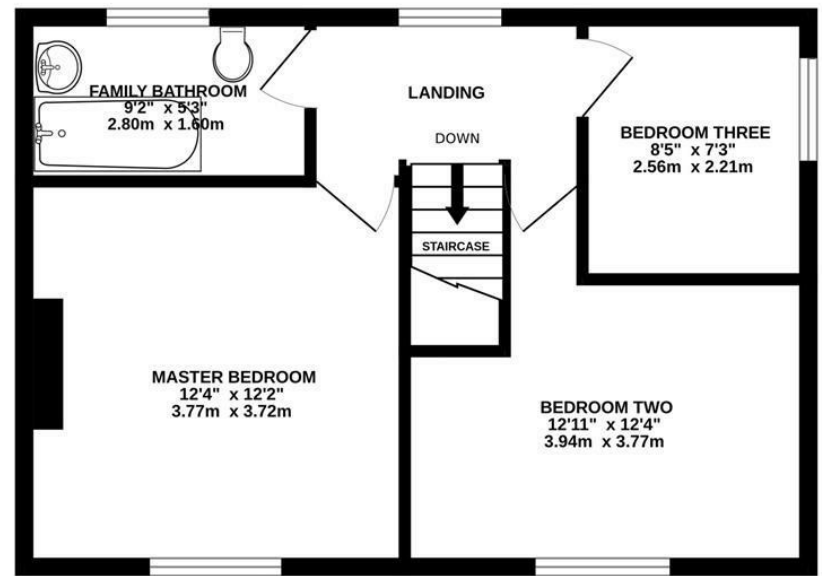




GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

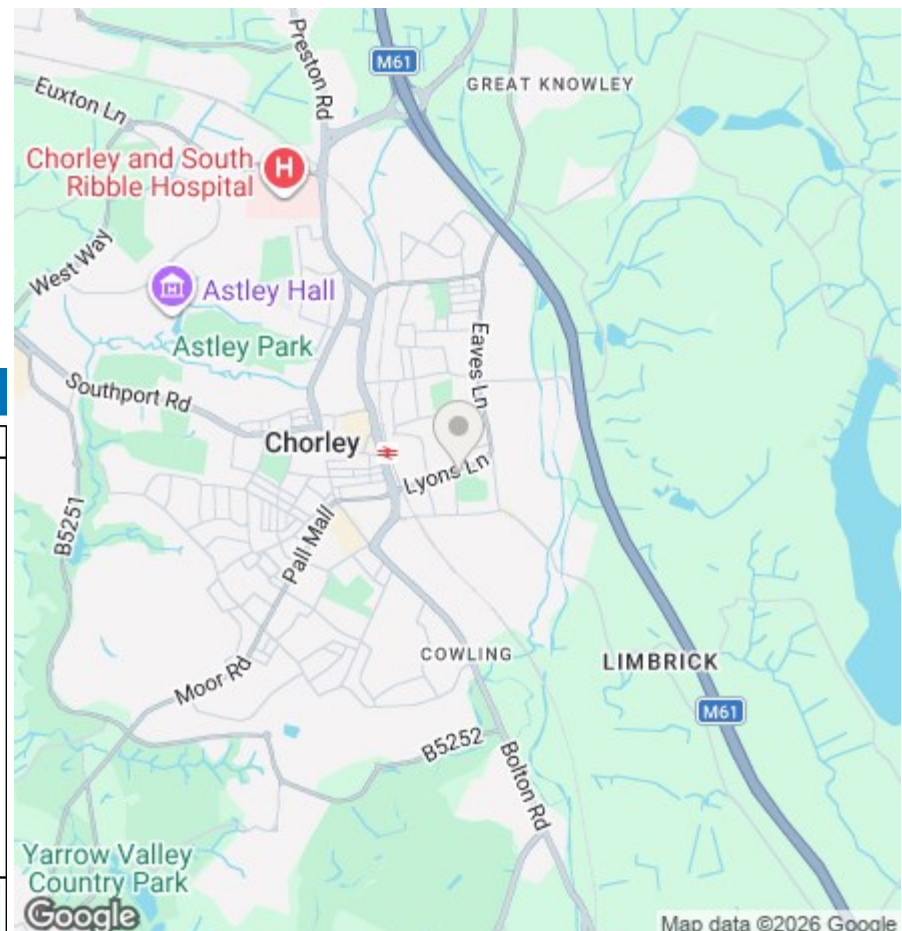


TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.

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			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	