BEN ROSE

Oxford Street, Chorley **Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to market this well-proportioned two-bedroom terraced home, ideally situated within walking distance of Chorley town centre. Offering generous living space throughout, this property would make an excellent choice for first time buyers looking to take their first step onto the property ladder. Chorley itself offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, whilst Chorley train and bus stations are both within easy reach, providing convenient links to Preston, Manchester and beyond. The property also benefits from fantastic road connections via the nearby M6 and M61 motorways, making it ideal for commuters.
Stepping inside, you are welcomed by an entrance hall which leads through into the main hallway, where the property's impressive high ceilings immediately create a wonderful sense of space. To the front of the home is a charming reception room featuring a traditional fireplace that creates an attractive focal point. This versatile room could be used as a formal dining room, a second lounge, or a playroom, depending on your needs. Continuing through the property, you'll find the spacious main lounge, offering plenty of room for comfortable seating and benefitting from useful built-in storage. To the rear is the kitchen, which provides a good range of worktop and cupboard space, room for freestanding appliances, and direct access to the rear yard.
Moving upstairs, the open landing leads to two generously sized double bedrooms, with the particularly spacious master bedroom offering an excellent amount of room for freestanding furniture. Bedroom two also benefits from built-in storage. Completing the first floor is the family bathroom, fitted with a three-piece suite including a bath with an overhead shower.

Externally, the property benefits from permitted on-street parking to the front. To the rear is a private enclosed yard, complete with a useful brick-built storage shed and gated access to the rear ginnel. Offering spacious accommodation, versatile living areas, and a convenient town centre location, this property presents a fantastic opportunity for first time buyers looking to make a home their own.

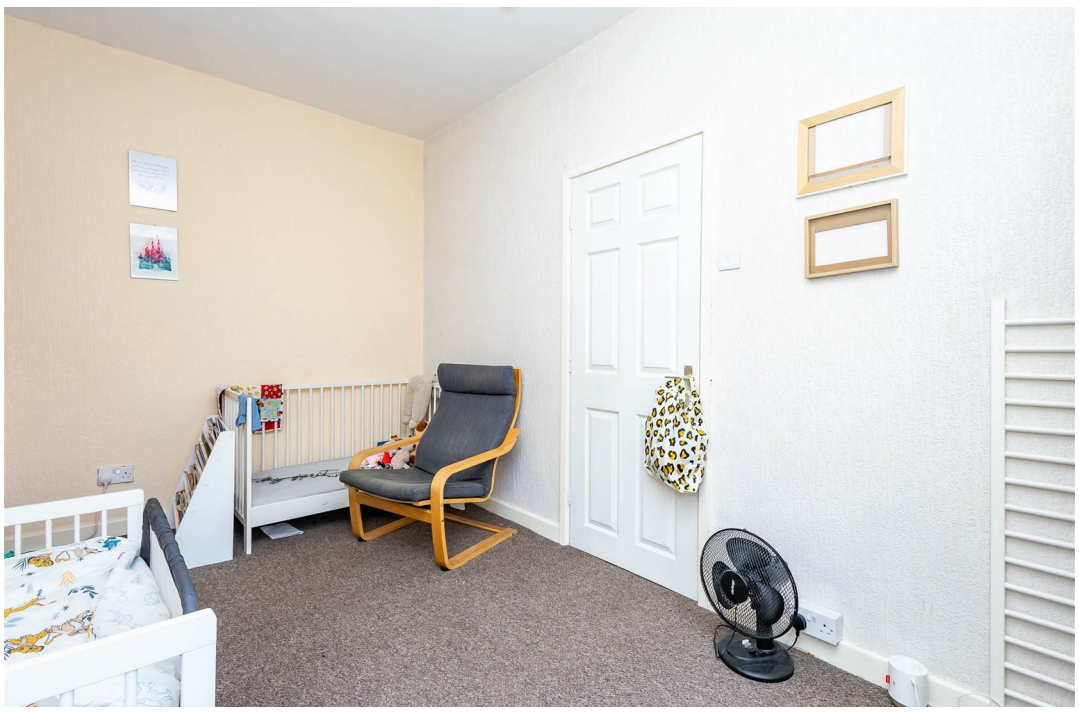
12
Council

ARTHURS BUSY BOARD

PROGRESS
HOVIS
Soft White
MEDIUM

24.0°C

I JUST
REALLY LIKE
DISNEY



You
Are My
Sunshine

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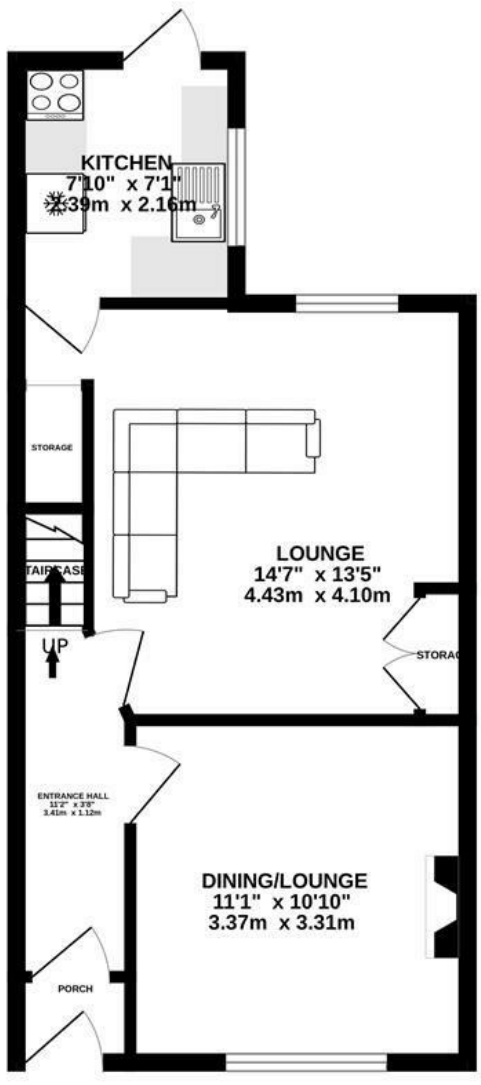
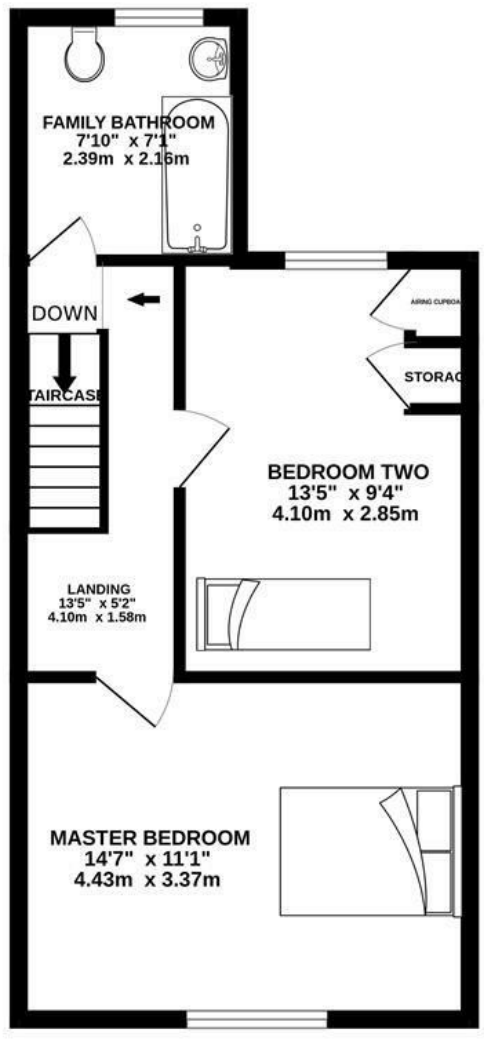
12
12

BEN ROSE

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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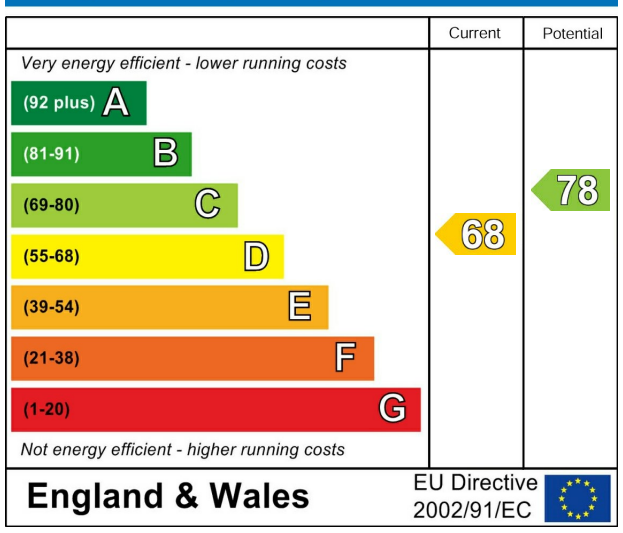
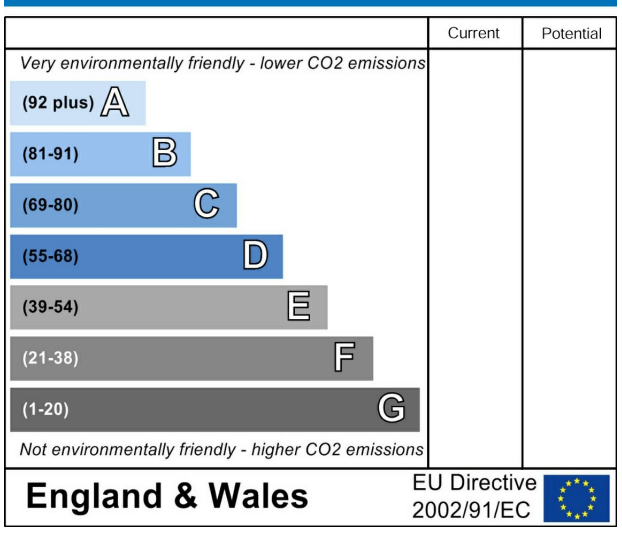
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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



Environmental Impact (CO_2) Rating