



Gillibrand Walks, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to market this spacious mid-terrace home, offering excellent potential for first time buyers and investors alike, and in need of modernisation throughout. Boasting high ceilings and generously sized rooms, this property provides a fantastic opportunity to create a stylish and comfortable home tailored to individual tastes. Situated in a popular residential area of Chorley, the property is within walking distance of the town centre, offering an array of local shops, supermarkets, restaurants, pubs and well-regarded schools. The home also benefits from excellent travel connections, including nearby rail services with direct routes to Preston and Manchester, frequent bus links to Preston, Blackburn and Wigan, and convenient access to the M6 and M61 motorways. The neighbouring towns of Preston and Leyland further enhance the range of amenities, leisure facilities and employment opportunities available.

Upon entering the property, you are welcomed through a vestibule into the main hallway, which highlights the impressive ceiling height and sense of space found throughout. To the front is a bright and airy lounge featuring a bay window that fills the room with natural light. Moving through the home, you will find a large dining room with the staircase to the first floor and ample space for family dining or entertaining, along with a door leading to the kitchen. The basic fitted kitchen offers great scope for improvement and provides access to the rear yard.

To the first floor, the property offers a generously sized full-width master bedroom, providing plenty of space for furnishings. A second well-proportioned double bedroom offers flexible accommodation for guests or family. Completing this level is a three-piece family bathroom.

Externally, the property benefits from permit street parking to the front alongside a small garden. To the rear is an enclosed paved yard with wooden planters, offering a private outdoor space with potential for enhancement. This well-located home presents a fantastic opportunity to add value and create a lovely residence.

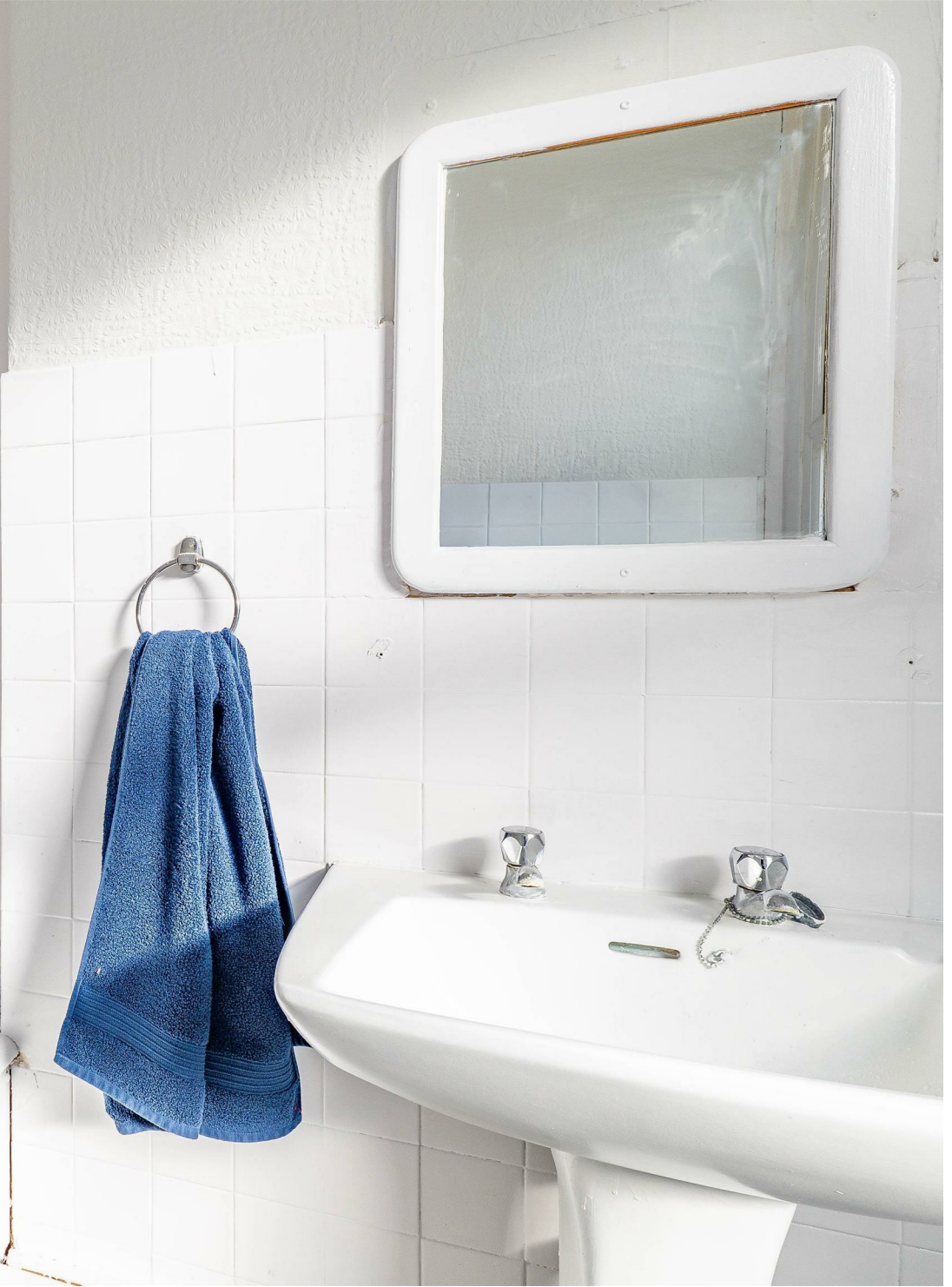




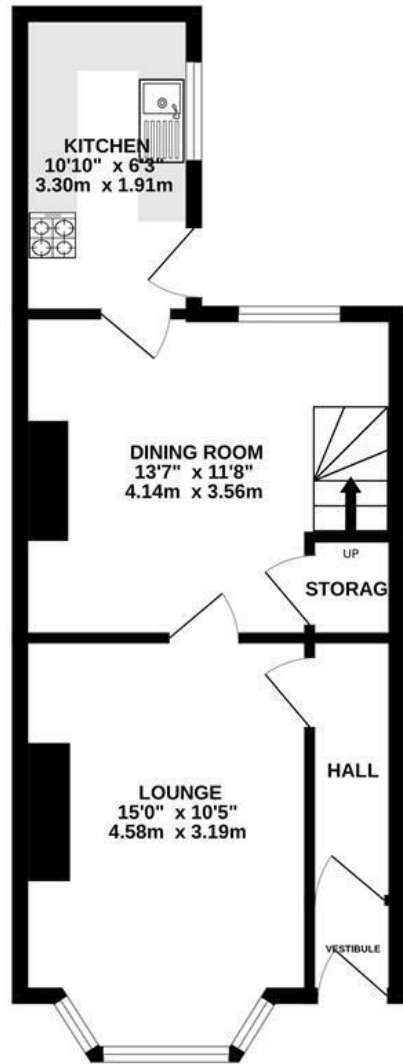




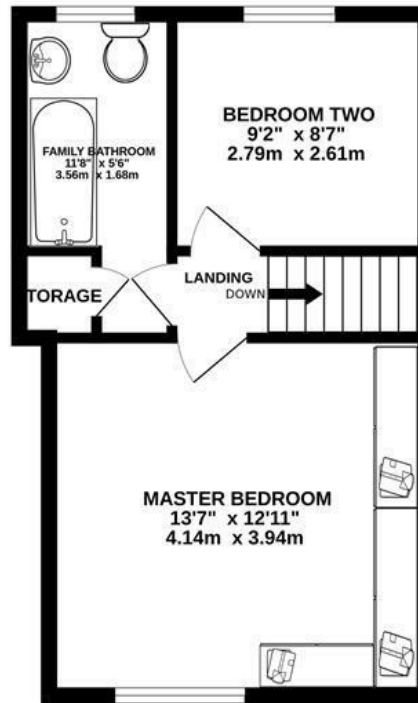




GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.

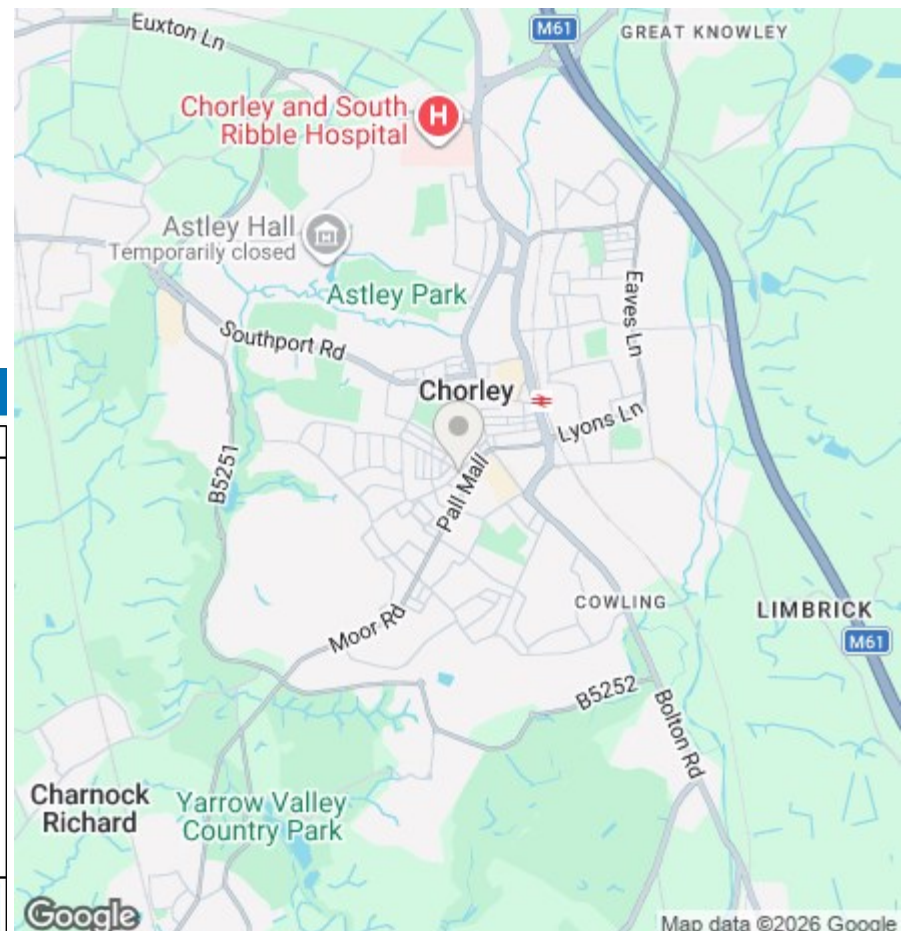


TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

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		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(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	