



Canterbury Street, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, offering spacious and characterful accommodation throughout. Ideal for first-time buyers and couples, this delightful home combines traditional features with practical living spaces in a highly convenient location. Situated close to Chorley town centre, residents can enjoy easy access to a wide range of local shops, supermarkets, restaurants, pubs, and well-regarded schools. Excellent transport links are also within easy reach, including regular rail services to Preston and Manchester, frequent bus routes to Preston, Blackburn, and Wigan, and convenient access to the M6 and M61 motorways, making commuting simple.

Entering through the vestibule, you are welcomed into the hallway which leads into the spacious front lounge. Featuring a charming gas fire as its focal point, this room provides a warm and inviting space to relax. Continuing through the home, the generous dining room offers ample room for entertaining and family meals. To the rear, the fitted kitchen provides practical workspace and direct access to the rear yard, whilst a modern three-piece family bathroom completes the ground floor.

To the first floor, the property boasts a large master bedroom with two windows allowing for an abundance of natural light. A second well-proportioned double bedroom offers versatile accommodation suitable for guests, a home office, or growing families.

Externally, the property benefits from on-street parking and a small gated front garden which adds to its kerb appeal. To the rear is a private paved yard, providing a low-maintenance outdoor space perfect for seating and enjoying the warmer months. Combining character, generous room sizes, and excellent local amenities, this attractive home presents an excellent opportunity for those looking to step onto the property ladder in Chorley.













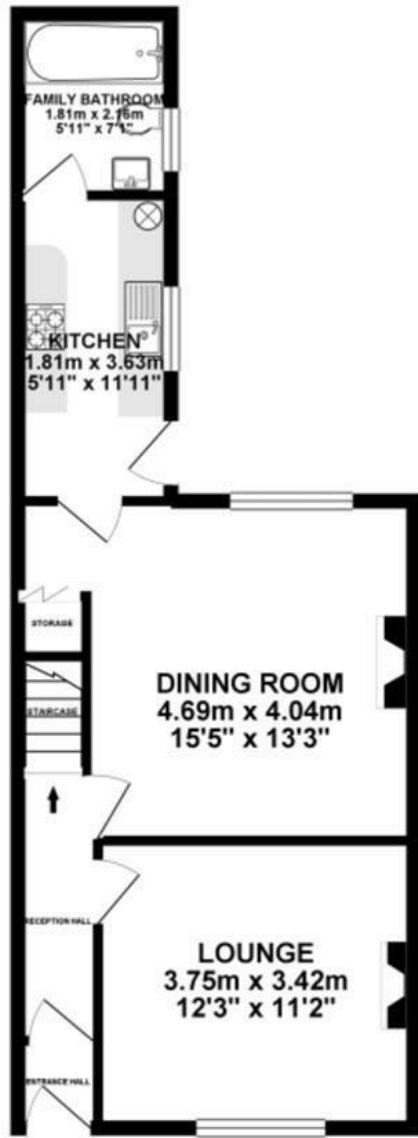








GROUND FLOOR 45.47 sq. m.
(489.48 sq. ft.)



1ST FLOOR 34.97 sq. m.
(376.42 sq. ft.)

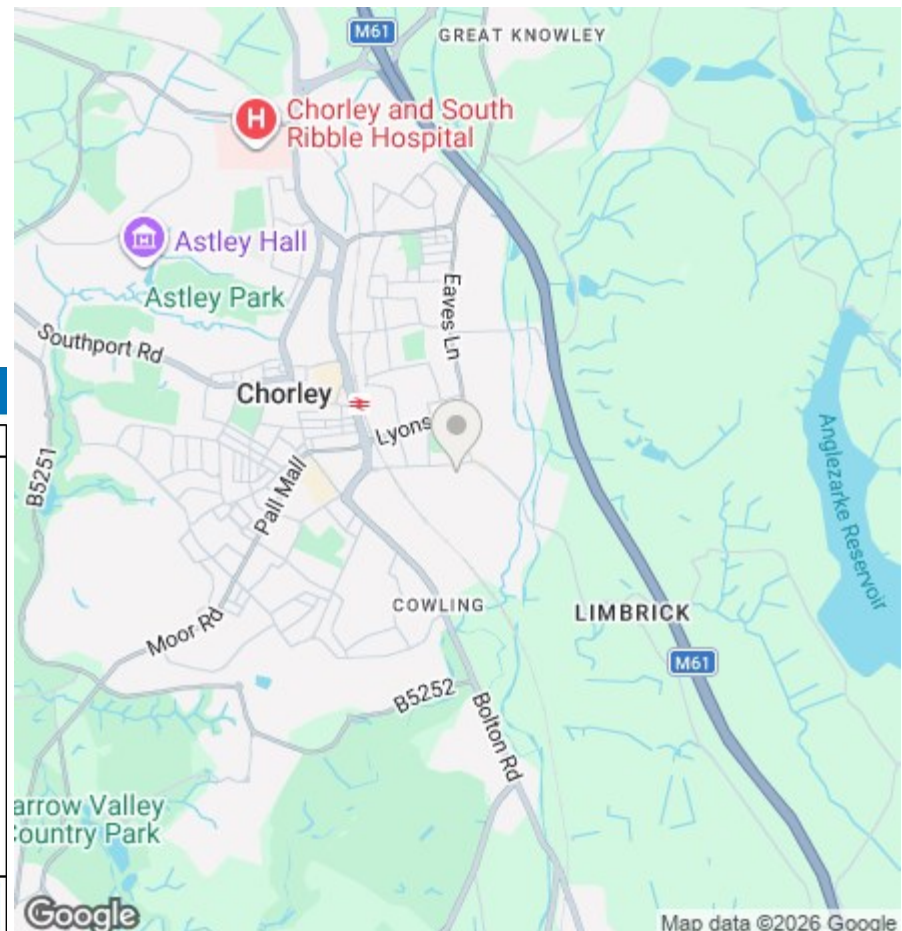


TOTAL FLOOR AREA : 80.44 sq. m. (865.89 sq. ft.) approx.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	83
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	