BEN ROSE



Harrison Road, Chorley

Offers Over £154,995

Property is being sold fully furnished

Ben Rose Estate Agents are pleased to present to market this well-proportioned two-bedroom semi-detached home, ideally suited to first-time buyers looking to take their first step onto the property ladder. Offered with NO CHAIN, the property provides spacious and versatile accommodation throughout, with two double bedrooms, a generous rear garden and a particularly useful conservatory that provides an additional reception and dining space. The home is situated within a popular residential area of Chorley, offering convenient access to a range of everyday amenities, including local shops, supermarkets, schools, cafés and leisure facilities. Chorley town centre is also within easy reach, providing a wider selection of shopping, dining and entertainment options, while excellent transport connections via the nearby M6 and M61 provide straightforward commuting links towards Preston, Manchester and other surrounding towns and cities. Chorley railway station also offers regular services for those travelling further afield.

Stepping inside, the welcoming main reception hall provides access to the principal rooms and features the staircase rising to the first floor. The spacious lounge sits to the front and offers a comfortable place to relax, with a feature fireplace creating an attractive focal point. Continuing through the property, the kitchen/diner spans the full length of the home and provides a practical arrangement with a good range of storage and integrated appliances including an oven and fridge/freezer, alongside ample space for a dining table. Towards the rear, the sizeable conservatory provides an excellent additional living area and is currently utilised as both a second reception room and dining space. Flooded with natural light, this versatile room enjoys direct access onto the rear garden and is likely to become a favourite space within the home.

To the first floor are two well-proportioned double bedrooms, providing comfortable accommodation for first-time buyers, couples or those looking for a home with space for guests or a home office. Completing the internal accommodation is the modern shower room, providing a contemporary and practical suite.

Externally, the property benefits from on-road parking to the front, with gated access leading along a pathway to the front entrance. To the rear is a particularly generous garden, offering considerably more outdoor space than might typically be expected from a property of this type. The garden features a decked seating area, ideal for outdoor dining and entertaining, alongside a large lawn providing plenty of room for relaxing, gardening or enjoying the warmer months. Combining well-proportioned accommodation, a fantastic conservatory, generous outdoor space and the significant benefit of NO CHAIN, this is an appealing opportunity for first-time buyers seeking a well-rounded home in a convenient Chorley location.




BREAD
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Hotpoint











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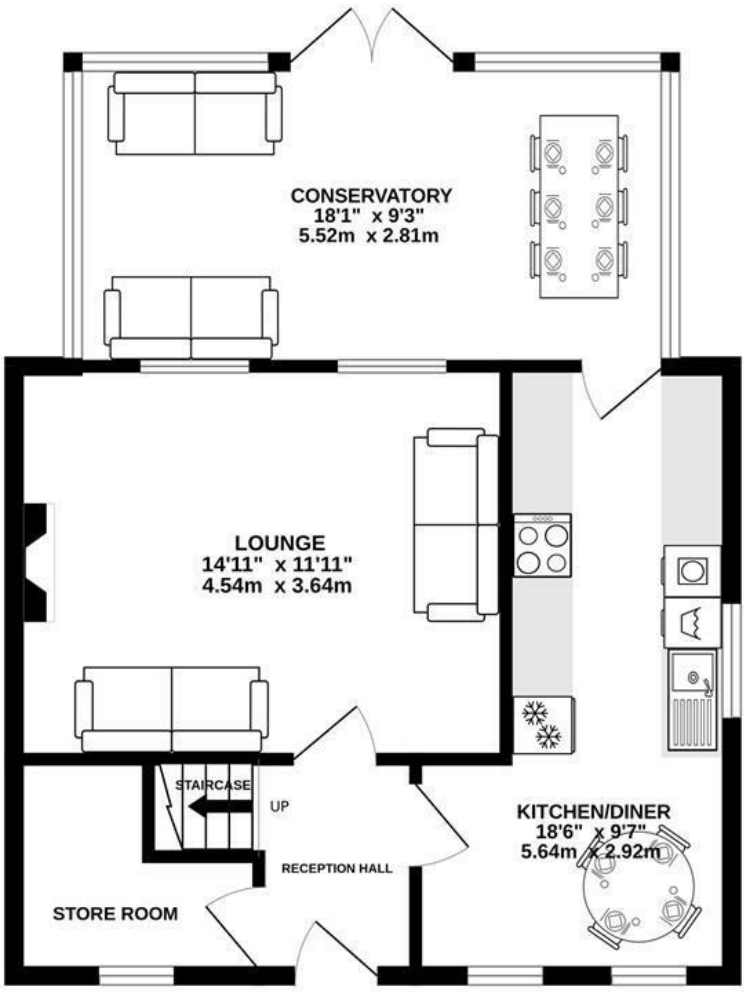




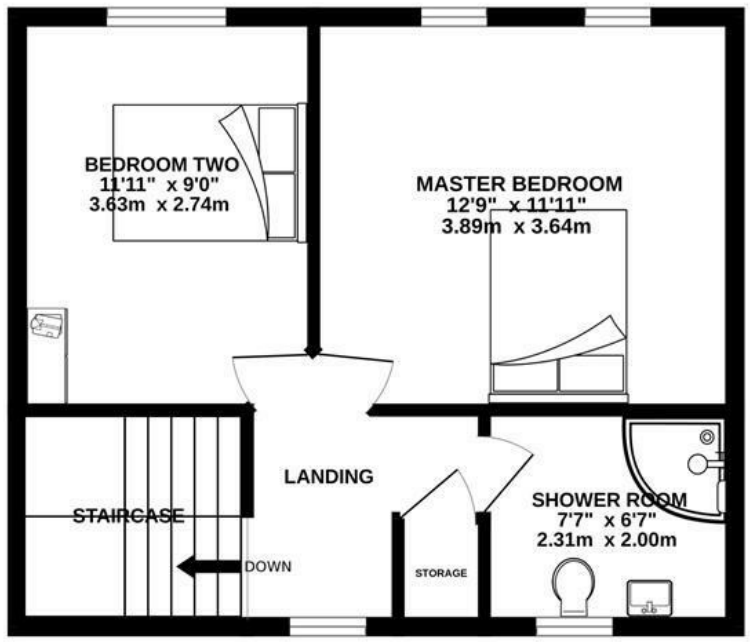
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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



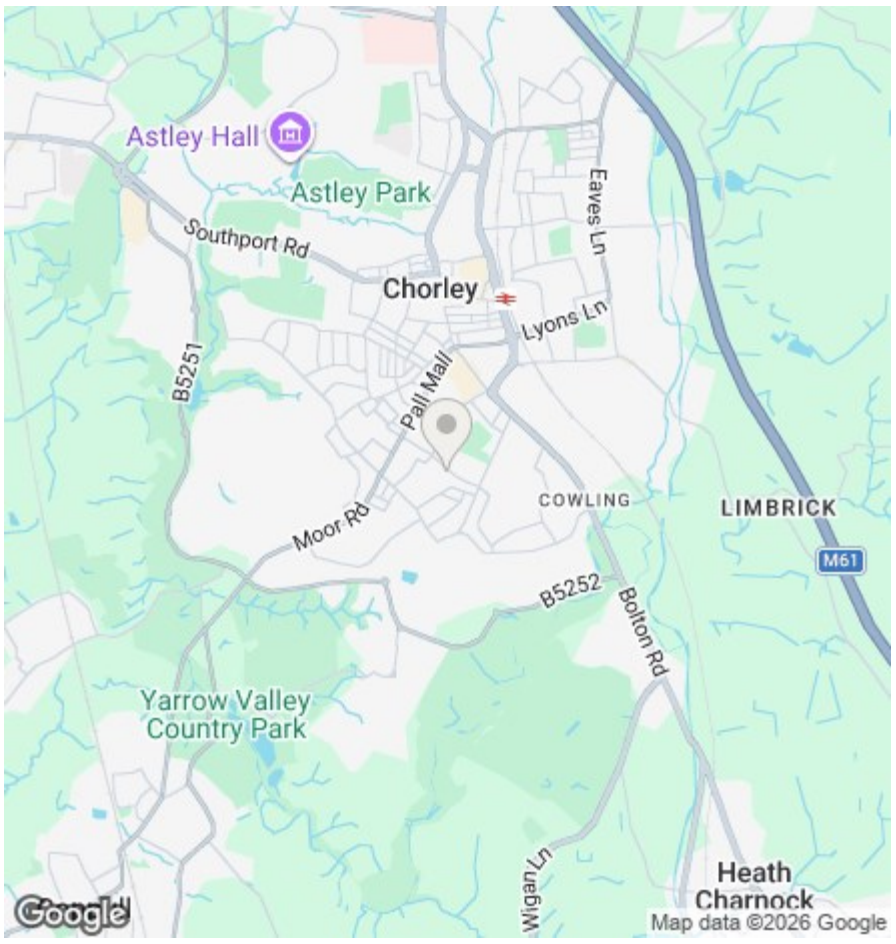
1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

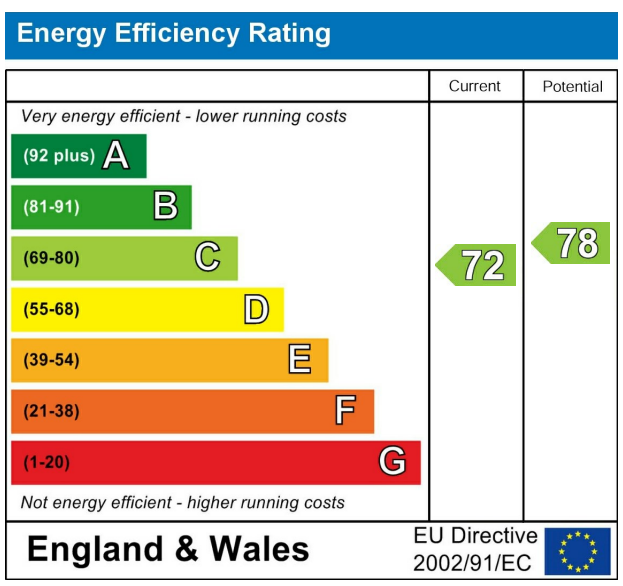


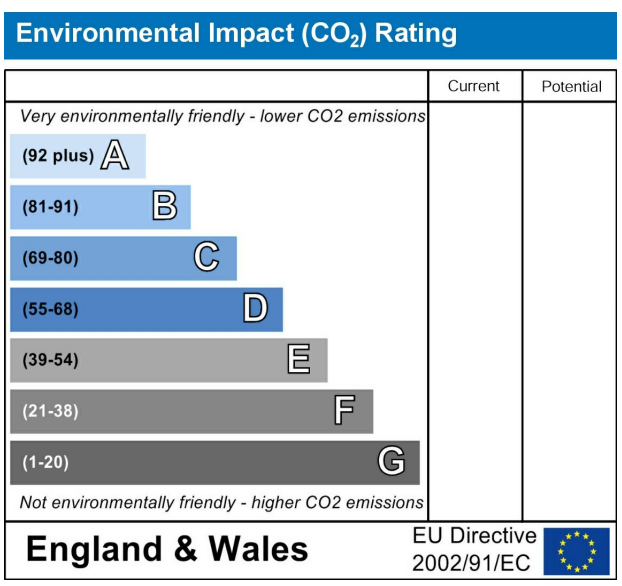
TOTAL FLOOR AREA : 968 sq.ft. (90.0 sq.m.) approx.

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.







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