



## Canterbury Street, Chorley

**Offers Over £174,995**

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom, mid-terrace property, situated in the highly sought-after area of Chorley. This spacious property would be an ideal home for a first-time buyer or young couple looking to get onto the property ladder. The home is full of character and conveniently located close to Chorley town centre. The property benefits from excellent local schools, shops and amenities, as well as fantastic travel links via Chorley train station and the nearby M6 and M65 motorways. Early viewing is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall, complete with generous under stair storage. From here, you are led into the spacious lounge/diner, a bright and inviting room benefiting from natural light to both the front and rear. The space also features two attractive fireplaces and comfortably accommodates a family dining table, making it ideal for both everyday living and entertaining. From here, you'll find access to the kitchen, as well as the stairs leading to the first floor.

The kitchen is well-proportioned and offers ample worktop and storage space, including plinth drawers. It comes fitted with a range of appliances, including a microwave, fridge, double oven and hob, with additional space available for further appliances. To the rear, there is a useful utility area, along with a ground floor bathroom fitted with a bath and overhead shower. Access to the rear yard can also be found from here.

To the first floor, you'll find three good-sized bedrooms, with the master bedroom and bedroom two both benefiting from integrated storage. A family bathroom, fitted with a stand-in shower, completes this floor.

Moving up once more, the property offers a partially converted loft space. This versatile area enjoys lovely views and offers further potential for a variety of uses.

Externally, to the front of the property there is on-road parking available. To the rear, you'll find a enclosed yard, suitable for outdoor seating. A ginnel runs along the side of the property, providing access to the front.



























# BEN ROSE



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 53                      | 76        |
| England & Wales                             | 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 |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

