



Lyons Lane, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this charming three bedroom semi-detached home, ideally located close to Chorley town centre. Offering an excellent opportunity for a first time buyer looking to take their first step onto the property ladder, the property would also make an ideal project home for those looking to modernise and put their own stamp on a characterful property. The convenient location places a range of local amenities including shops, restaurants and schools within easy reach, while excellent transport links nearby make it well suited to families and commuters alike.

Stepping inside, you are welcomed into a spacious porch with traditional tiled flooring and a charming stained glass door leading into the entrance hall. Here you will find access to the majority of the ground floor accommodation as well as the staircase to the first floor. To the front of the home is a good-sized lounge, where a traditional stained glass window allows plenty of natural light to enter, complimented by a feature fireplace which adds to the character of the room.

From here, the accommodation continues into a generous dining and sitting room, creating a lovely central space that feels like the heart of the home. A large bay window floods the room with natural light, while a further traditional fireplace adds to the property's original charm. There is plenty of space for a comfortable sofa suite and a large dining table, with useful under-stair storage adding to the practicality. The room also leads through to the kitchen, which is a good size and provides a range of wall and base units, along with access to both the family bathroom and the rear yard. Completing the ground floor, the well-proportioned family bathroom is fitted with a bath.

Heading upstairs, the spacious landing leads to three bedrooms, with the master bedroom being particularly generous in size and enjoying a front-facing window alongside further traditional features. Both the master bedroom and bedroom two are comfortable double rooms and benefit from built-in storage, while bedroom three is a good-sized single bedroom that could equally lend itself to use as a home office or nursery.

Outside, the property benefits from a good-sized rear yard which is flagged throughout and features a useful shed, while the surrounding brick wall provides a good degree of privacy. A gate to the side of the property leads through to a lawned area and pathway providing access towards the front of the home. On-road parking is available.

In need of modernisation, the property presents an excellent opportunity for those looking for a project, with plenty of scope to update and personalise the accommodation while retaining the traditional features and character that give this home its charm. Its convenient position close to Chorley town centre further adds to its appeal.





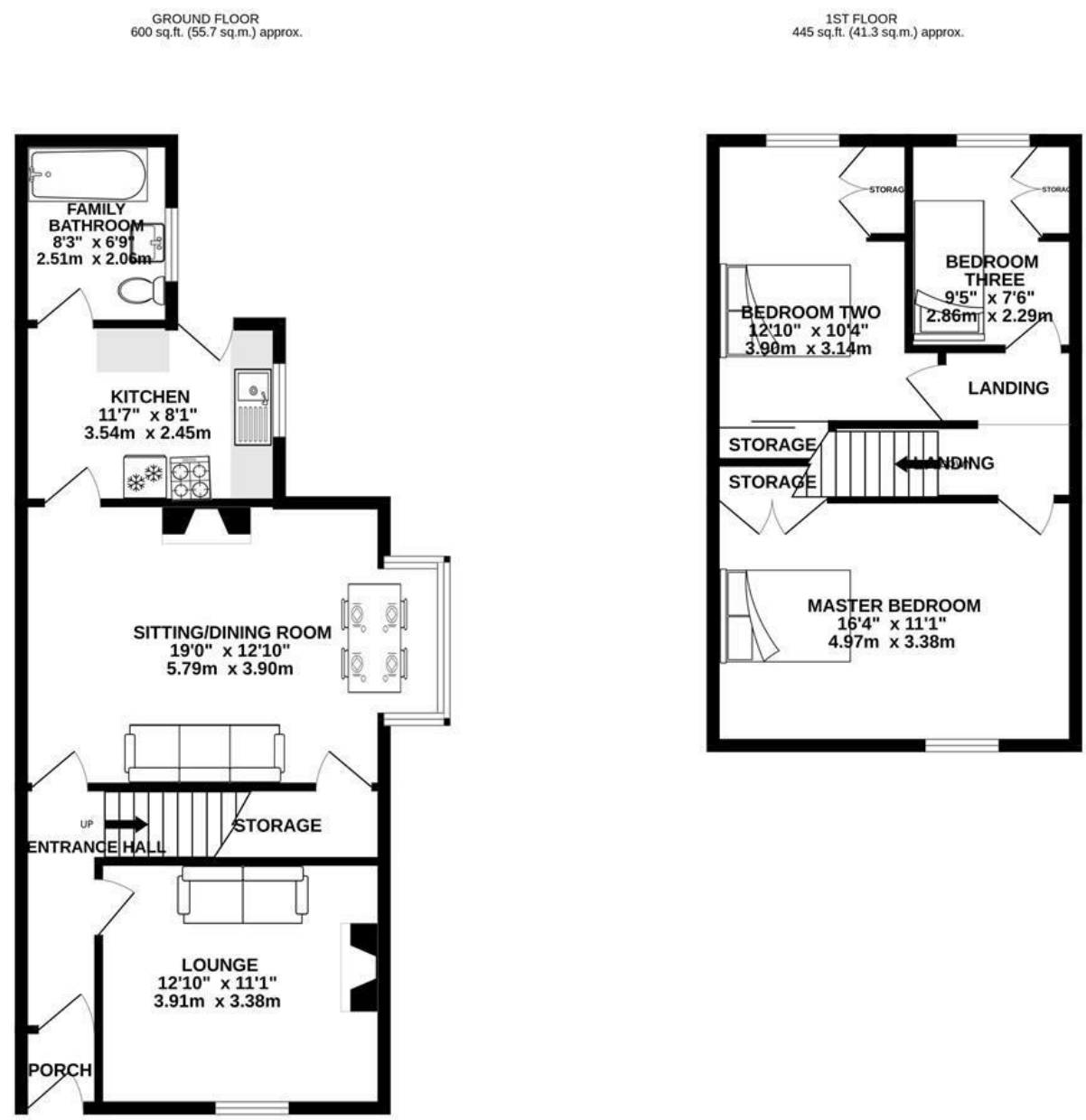








BEN ROSE



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

