



Cunliffe Street, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to introduce to the market this charming three-bedroom mid-terrace home, situated in a highly sought-after location in the heart of Chorley town centre. Positioned just off the popular Market Street, the property is surrounded by a superb range of local amenities, including schools, shops, restaurants, and everyday facilities. Presented with no onward chain, this well-located property offers a fantastic opportunity for first-time buyers or growing families. The property also benefits from excellent travel links, with Chorley train station and convenient access to the M6 and M61 motorways providing easy connections to major towns and cities across the North West.

Stepping into the property through the entrance porch, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left is the front lounge, which features a central fireplace and a large window overlooking the front aspect. Moving through, you will enter the spacious kitchen/diner. The modern fitted kitchen offers ample storage and space for freestanding appliances, along with an integrated fridge and freezer. There is also space for a family dining table and convenient access to the understairs storage. Sliding patio doors open directly onto the rear yard. Completing the ground floor is a practical utility room, which offers additional storage, a sink, and space for freestanding appliances, with a single door providing further access outside.

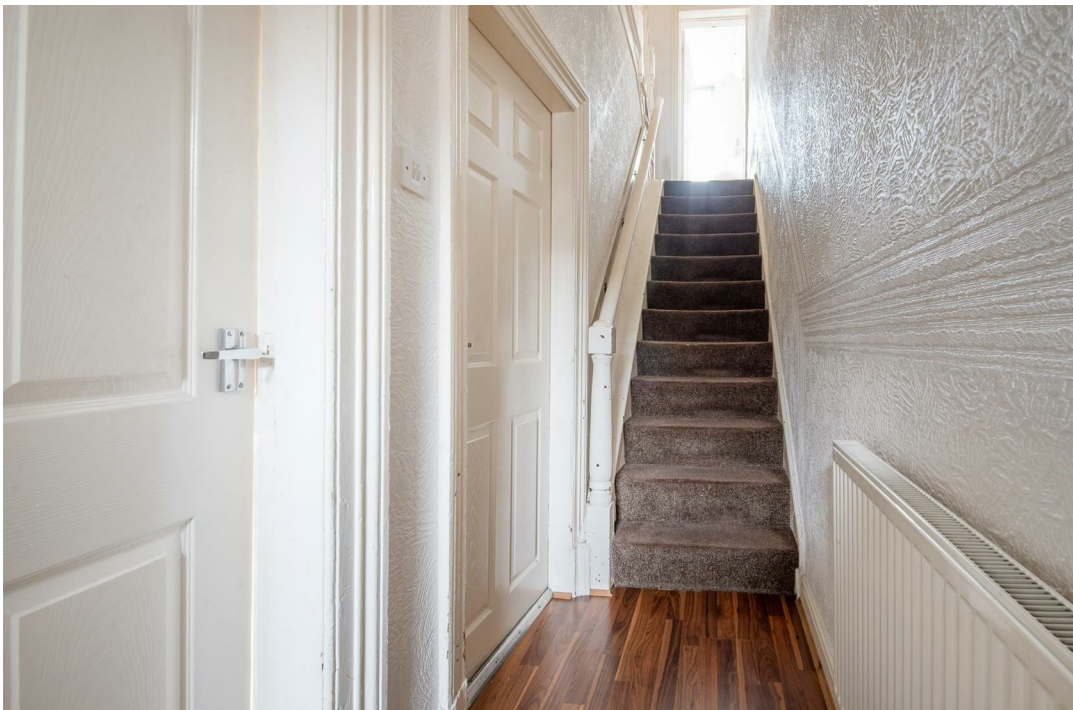
Moving upstairs, you will find three impressively sized bedrooms, with the master bedroom and bedroom two being particularly spacious. A modern three-piece family bathroom with an over-the-bath shower completes this level.

Externally, permit-holder parking is available to the front for residents. To the rear is a generously sized, low-maintenance yard along with a useful outbuilding, providing additional storage and a pleasant outdoor space for relaxing or entertaining.

Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.







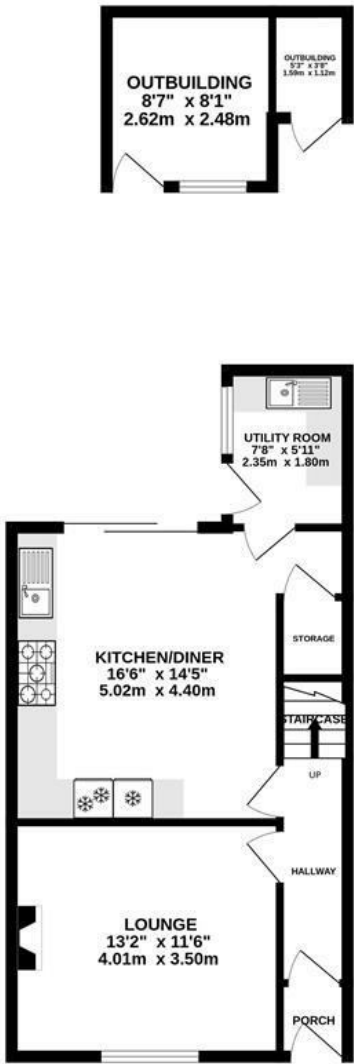




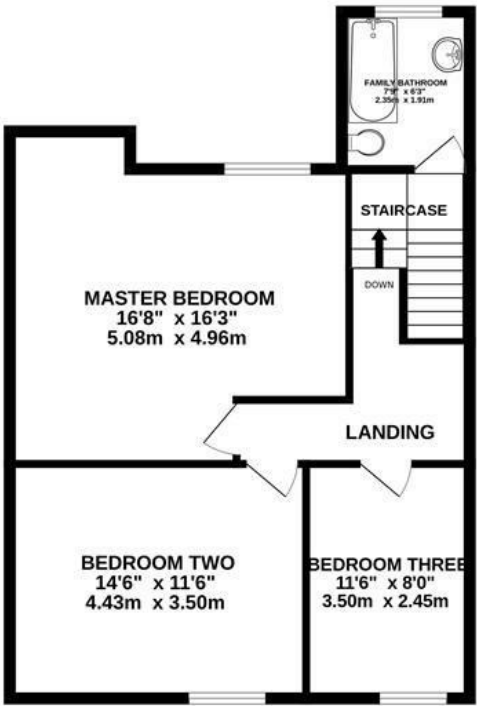


BEN ROSE

GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 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	63	84
(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

