



## Sumner Close, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this immaculately presented mews terrace home, ideal for first time buyers or couples seeking a stylish and conveniently located property. The home has been beautifully maintained throughout, featuring new carpets and tasteful décor, creating a ready to move into living space. Positioned in a popular residential area of Chorley, the property benefits from close proximity to the town centre, offering a wide range of shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent transport links are nearby, including rail services to Preston and Manchester, regular bus routes to Preston, Blackburn and Wigan, and easy access to the M6 and M61 motorways. The property is also within easy reach of Preston and Leyland, while a local play area and nearby amenities further enhance its appeal.

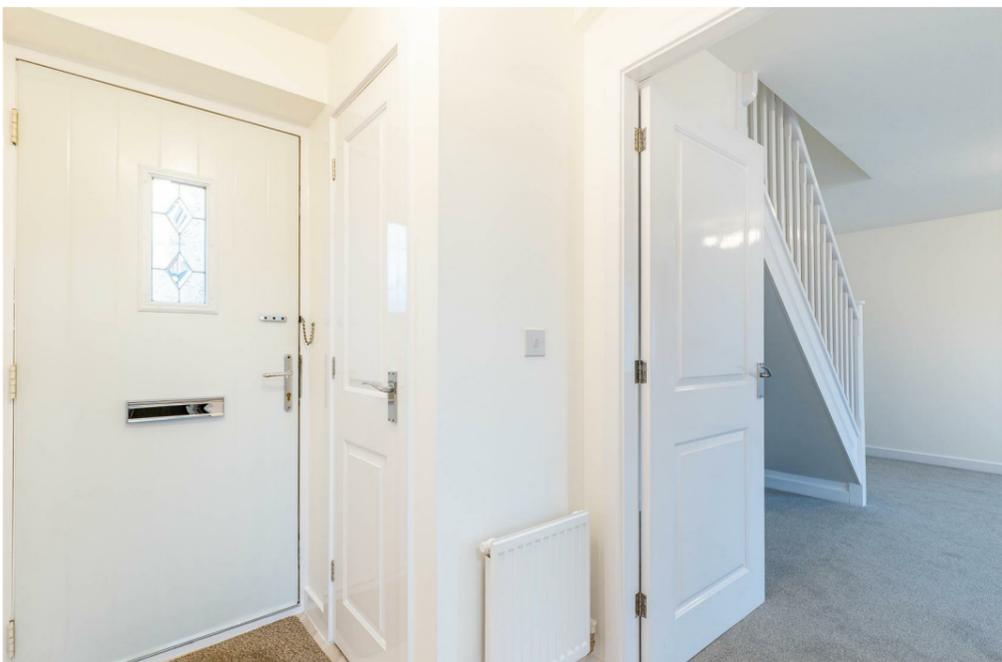
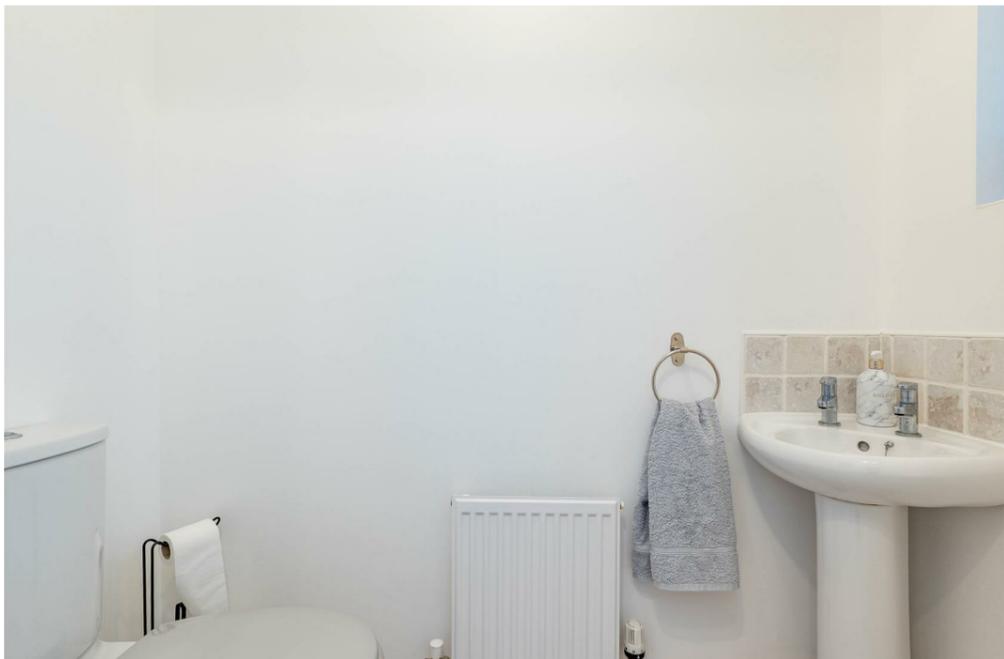
Upon entering the home, you are welcomed into the entrance hall, providing access to a convenient ground floor WC. From here, you move through to the modern fitted kitchen, complete with practical vinyl flooring and ample worktop space. To the rear, the spacious lounge/dining room offers a bright and comfortable living area, enhanced by new carpets and French doors opening onto the garden, allowing for plenty of natural light. Stairs from this space lead to the first floor.

To the first floor, the property offers two generously sized double bedrooms, both spanning the full width of the home. The master bedroom provides a well-proportioned and relaxing space, while the second bedroom benefits from a useful storage room. Completing this level is a modern three-piece family bathroom, finished to a contemporary standard.

Externally, the property offers a welcoming front entrance, with two designated parking spaces located to the rear. The generous rear garden features a paved patio seating area and a mainly lawned space, ideal for outdoor relaxation or entertaining. This beautifully presented home offers comfortable living in a highly convenient location, making it an excellent opportunity for those looking to step onto the property ladder.







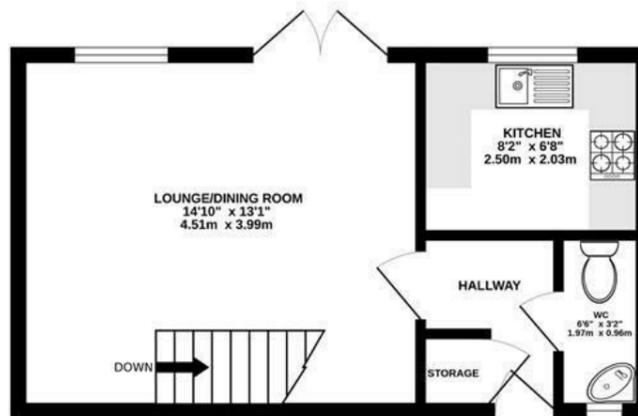




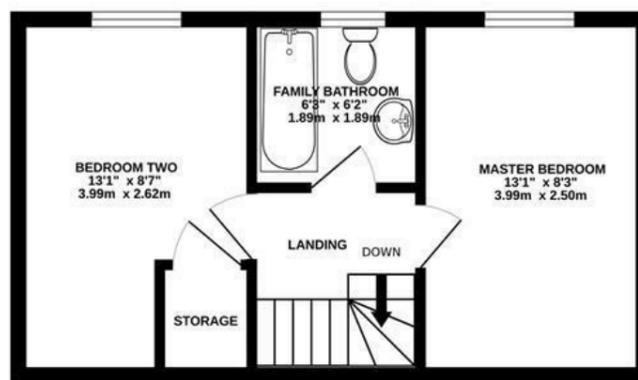


# BEN ROSE

GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.

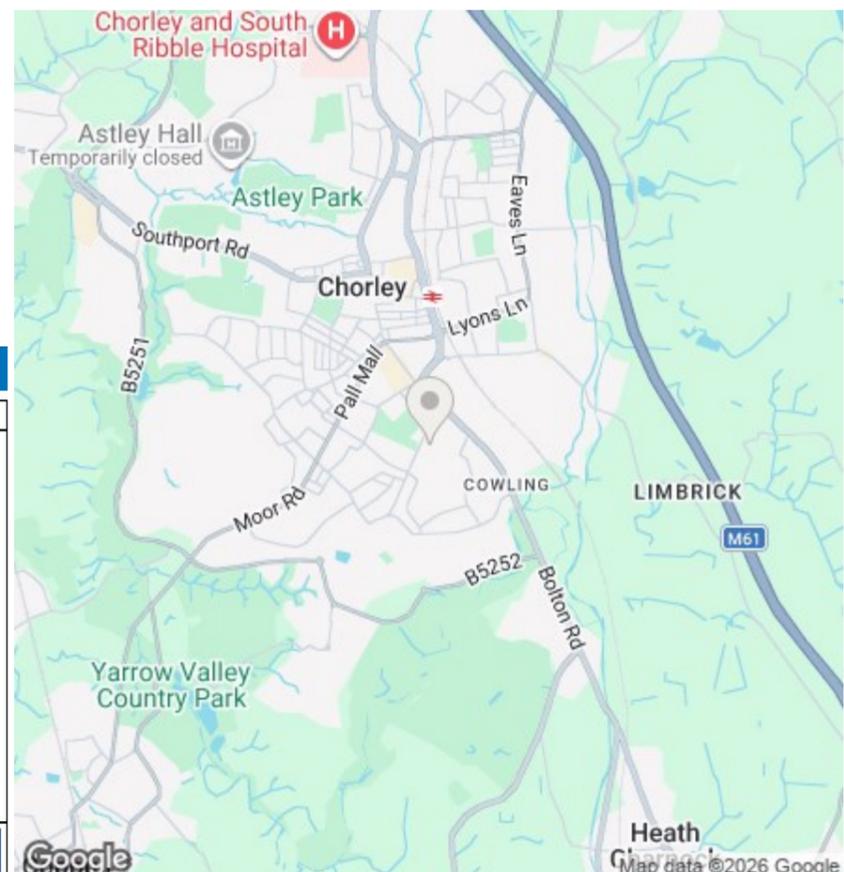


TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

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.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	