



Seymour Street, Chorley

Offers Over £109,995

****THIS PROPERTY IS BEING SOLD WITH A TENANT-IN-SITU PAYING £695pcm ON A PERIODIC ROLLING CONTRACT BEGINNING 7TH DECEMBER 2024****

Ben Rose Estate Agents are pleased to present to the market this opportunity to acquire this two bed, mid terrace home situated within walking distance of Chorley town centre. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from good local schools, nurseries and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, you are welcomed into the lounge. The lounge offers spacious living and receives ample light from the front facing bay window. From here, you'll enter into the kitchen that comes fitted with an integrated hob/oven, complimentary work tops as well access to the first floor via the open staircase. Moving through the kitchen, you'll enter into the three piece family bathroom with an over the bath shower. There is also access to the yard from here.

Moving upstairs, you'll find two good sized bedrooms with the master spanning the width of the home whilst bedroom two benefits from internal storage. There is additional storage found just off the landing.

Externally, to the front of the property is on-road parking, whilst to the rear is a good sized yard with access to the communal ginnel.



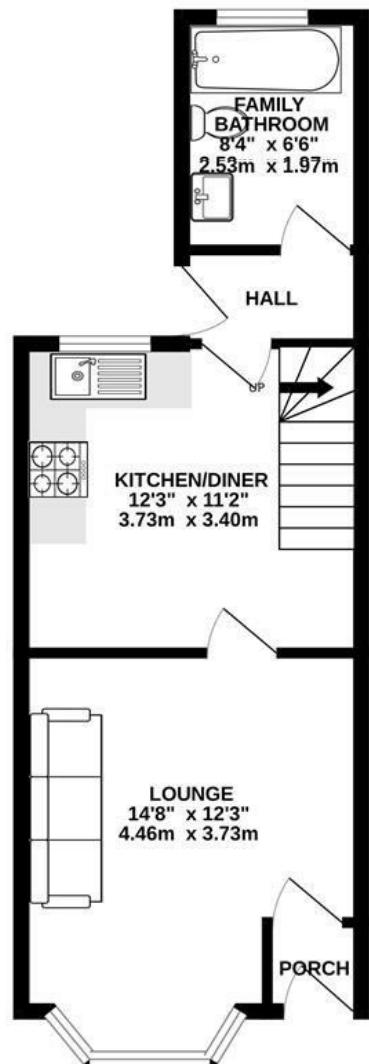




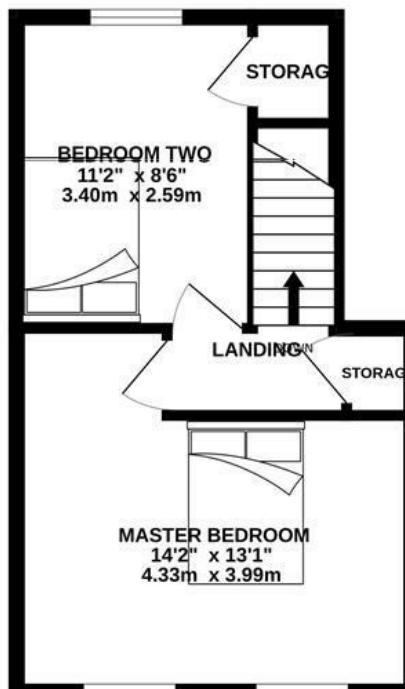
BEN & ROSE

BEN ROSE

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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		
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	

