



## Eaves Lane, Chorley

**Offers Over £164,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom mid-terrace home, ideally situated in the heart of Chorley, Lancashire. This stunning property offers a truly impressive interior that stands out from others in the area, making it an ideal opportunity for first-time buyers seeking a home ready to move straight into. Boasting generously sized rooms throughout and finished to a high standard, the home provides both comfort and style in equal measure. Positioned within walking distance of Chorley town centre, the property benefits from easy access to a wide range of shops, supermarkets, cafés and restaurants, as well as excellent local schools. Commuters will appreciate the nearby Chorley train station offering direct links to Manchester and Preston, alongside convenient bus routes and access to the M61 and M6 motorways, connecting you to surrounding towns and cities with ease.

Upon entering the home, you are welcomed by a vestibule that leads into a spacious and inviting reception hall, with the staircase positioned directly ahead. To the front, you'll find a cosy yet stylish lounge, beautifully presented and perfect for relaxing evenings. Moving through the property, the generously sized dining room provides a fantastic space for entertaining, complete with a charming fireplace and French doors that open out onto the rear yard, allowing for plenty of natural light. Just off the dining room is the kitchen, located to the rear, offering ample worktop space and storage, with convenient access to the outside.

Ascending to the first floor, you'll find a gallery-style landing that leads to three well-proportioned bedrooms. The main bedroom is spacious, while the second bedroom also offers comfortable accommodation. The third bedroom is currently being utilised as a dressing room, showcasing its versatility depending on the needs of the buyer. Completing the first floor is a boutique styled, four-piece family bathroom fitted with all essential fixtures.

Externally, the property benefits from on-road parking to the front. To the rear, there is a good-sized enclosed yard, providing a low-maintenance outdoor space ideal for seating or entertaining, along with space for a useful shed storage. This is a fantastic home that combines style, space and convenience, making it a perfect first step onto the property ladder.





























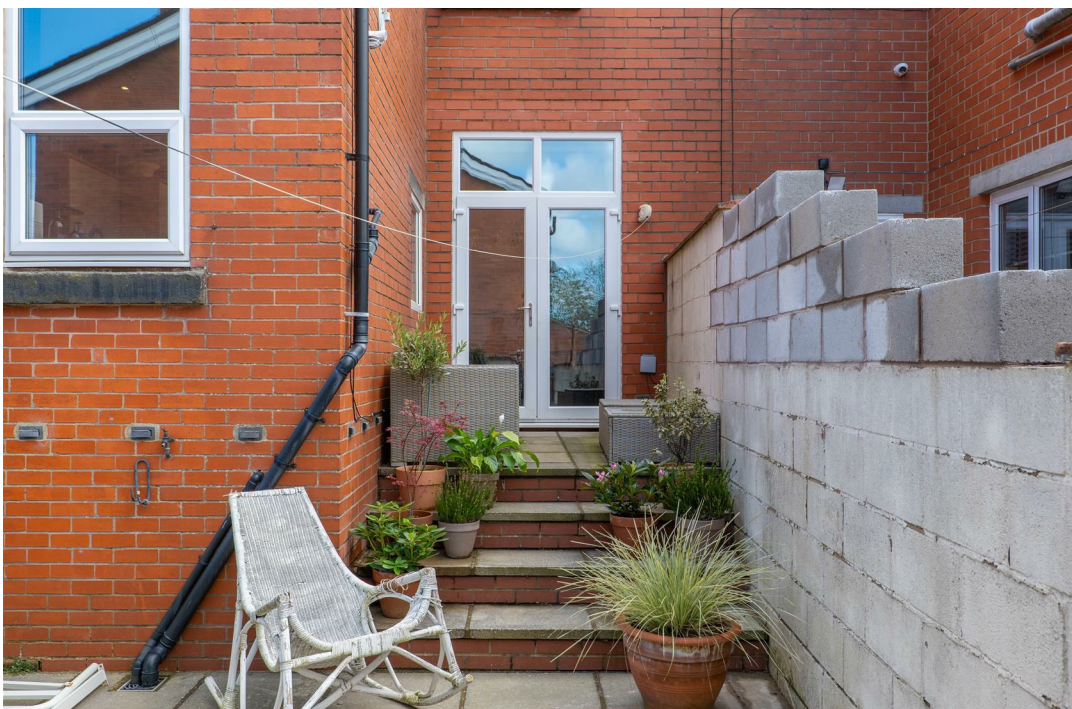








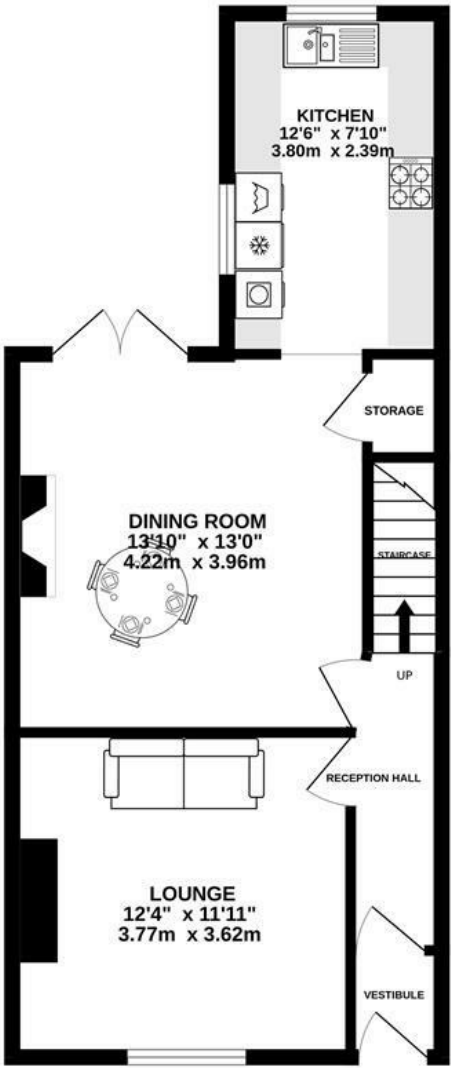




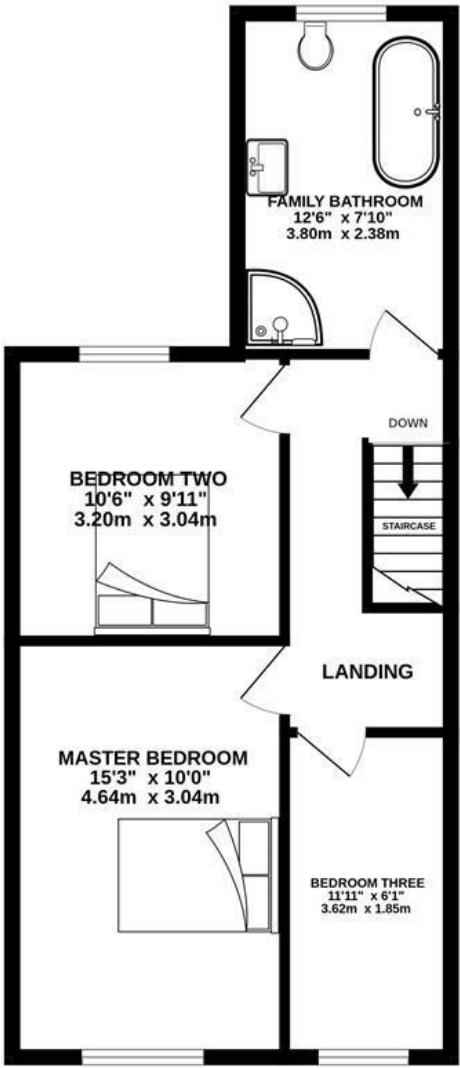


# BEN ROSE

GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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                                 | <div>69</div> | <div>84</div>                                                                       |
| (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 <sub>2</sub> ) Rating      |                            |                                                                                       |
|-----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                       |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |

