



**Northgate Drive, Chorley**

**Offers Over £109,995**

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom terrace in the vibrant town of Chorley. This charming home offers plenty of potential for customisation, making it an ideal opportunity for those looking to put their personal touch on a property. Conveniently located, the house benefits from excellent travel links, including nearby access to the M61 motorway and Chorley train station. The area also offers a range of local amenities, such as shops, schools, and parks.

As you enter the home, the hallway leads you to the main living areas on the ground floor. The generous lounge provides a cosy atmosphere, perfect for relaxing with family and friends. The kitchen, which offers ample space for meal preparation, flows seamlessly into the utility room, enhancing the practicality of the home. There is also a handy under-stairs storage area, providing additional space for household items.

Moving to the first floor, you will find three well-sized bedrooms. The master bedroom is a spacious retreat, offering plenty of room for furnishings. The second double bedroom is also generously proportioned, while the third bedroom can serve as a comfortable guest room or home office. The floor is completed by a wet room with a shower and sink, and a separate WC, adding to the convenience for the household.

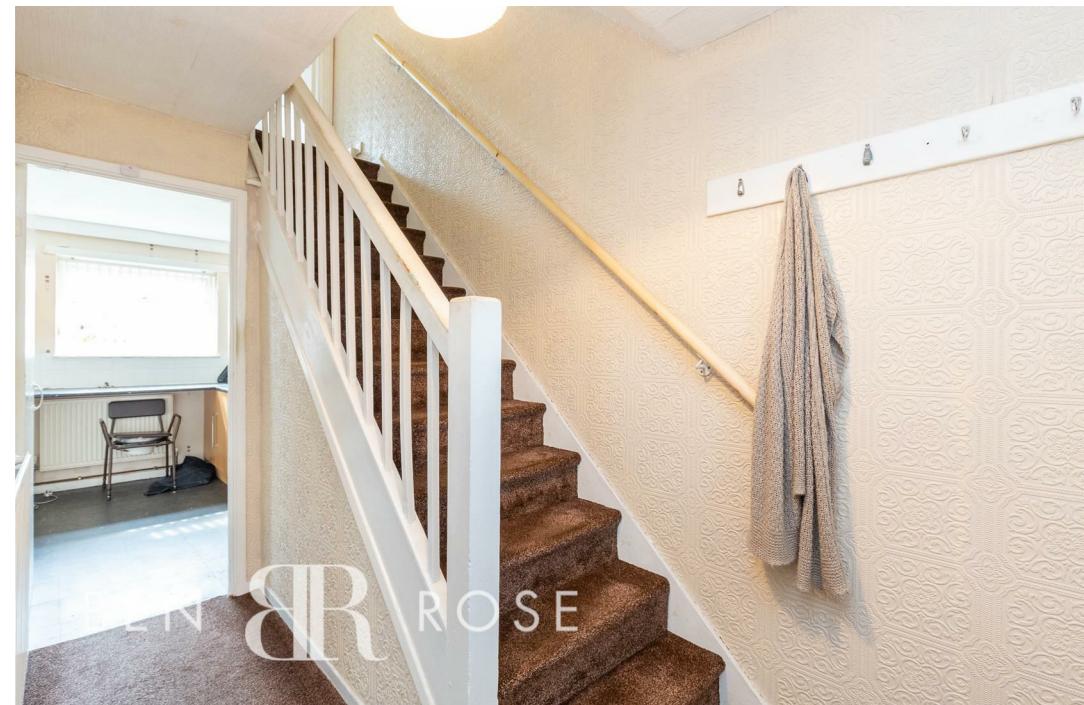
Externally, the property boasts both front and rear gardens, perfect for outdoor activities and gardening enthusiasts. The front garden provides a pleasant approach to the house, while the rear garden offers a private space for relaxation and entertaining. Although there is no driveway, there is ample on-street parking available.

This terrace home, with its spacious rooms and great potential, is a fantastic opportunity for those seeking a versatile property in Chorley. Don't miss out on making this house your home.





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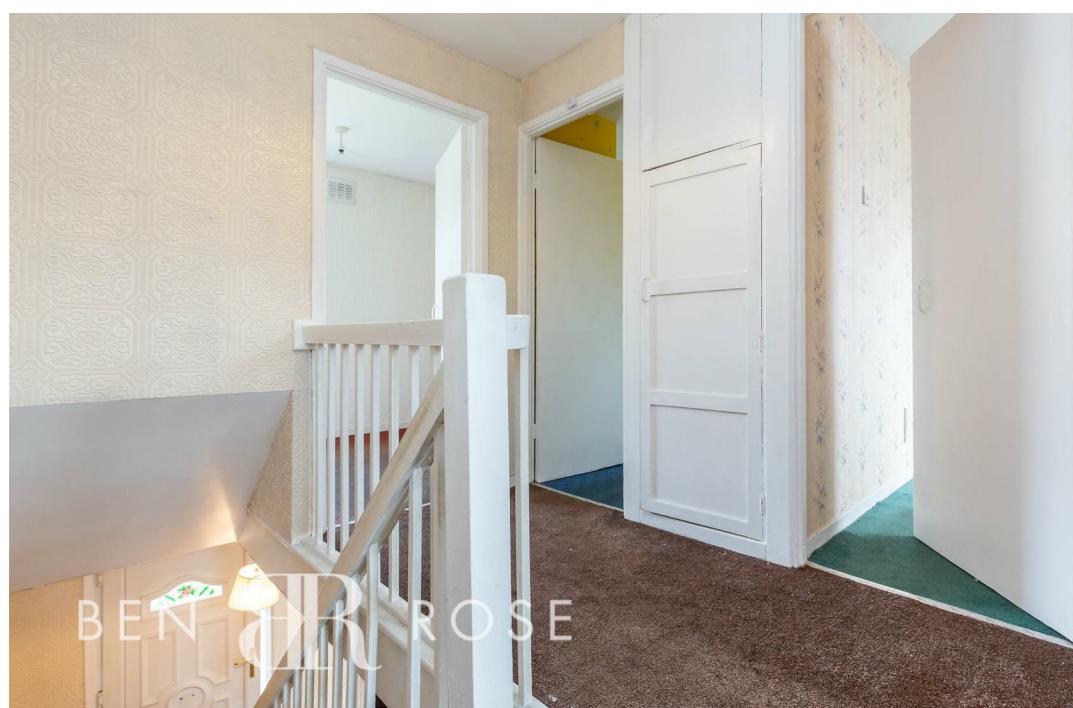
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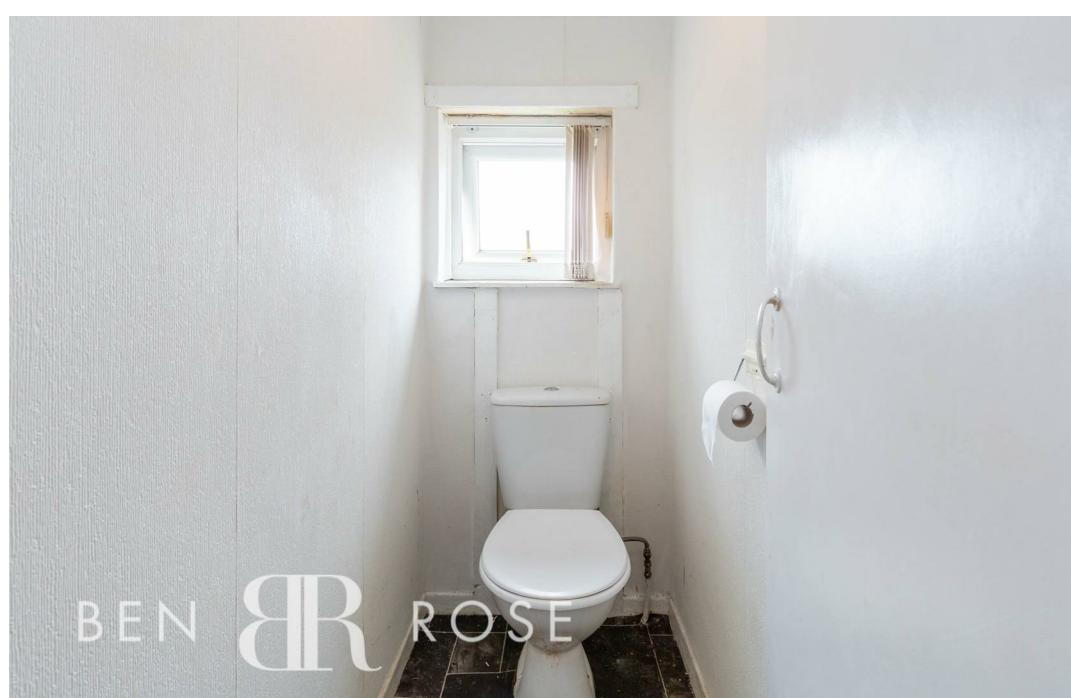


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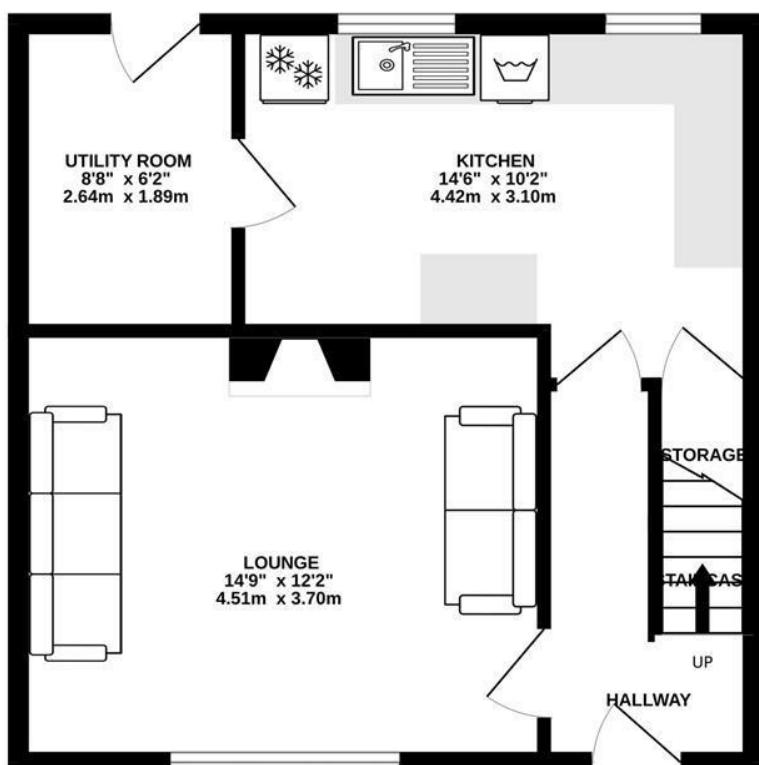
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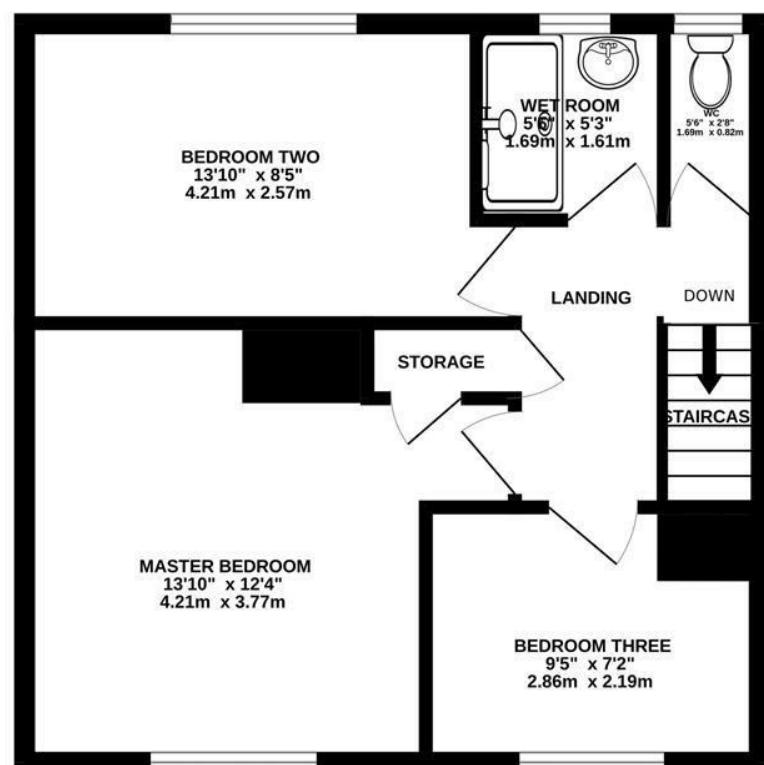


# BEN ROSE

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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