



## Moor Road, Chorley

**Offers Over £159,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace property situated in a popular residential area of Chorley. Blending traditional character features with modern touches throughout, this spacious home is ideally suited towards first time buyers looking to step onto the property ladder with a home that offers both practicality and style. Conveniently positioned, the property enjoys easy access to a range of local amenities including supermarkets, schools, cafés, and leisure facilities, whilst Chorley town centre is only a short distance away offering further shopping and dining options. Excellent travel links can be found nearby with Chorley train station providing direct rail services to Manchester, Preston and surrounding towns, as well as convenient bus routes and easy access to the M61 and M6 motorways for commuters.

Stepping through the vestibule, you are welcomed into the reception hall with the staircase directly ahead. Located to the front of the home is the spacious lounge, benefitting from a beautiful bay-fronted window that fills the room with natural light alongside a feature fireplace which creates a warm and inviting focal point. Continuing through the property, you'll find the sizeable dining room which offers a versatile multi-use space perfect for entertaining, family dining, or even a home office setup. There is also useful under stair storage available here. Positioned to the rear is the generously sized kitchen, offering ample workspace and storage options whilst also providing direct access out to the rear garden. The home additionally benefits from a newly installed boiler.

To the first floor is a gallery-style landing complete with integrated storage. The property boasts three well-proportioned double bedrooms, each offering comfortable accommodation suitable for growing families, guests, or those working from home. Completing the first floor is the three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property offers a private front yard with gated access adding both character and privacy to the home. To the rear is a low-maintenance garden space featuring an artificial lawn and seating area, ideal for relaxing or entertaining during the warmer months. There is also access to a highly convenient utility/workshop space along with private access situated behind the home. Parking is available on-road to the front, with additional off-road parking located to the rear. Offering generous living space, excellent transport connections, and a fantastic blend of traditional and modern features, this is a wonderful opportunity for first time buyers looking for a home ready to move straight into.









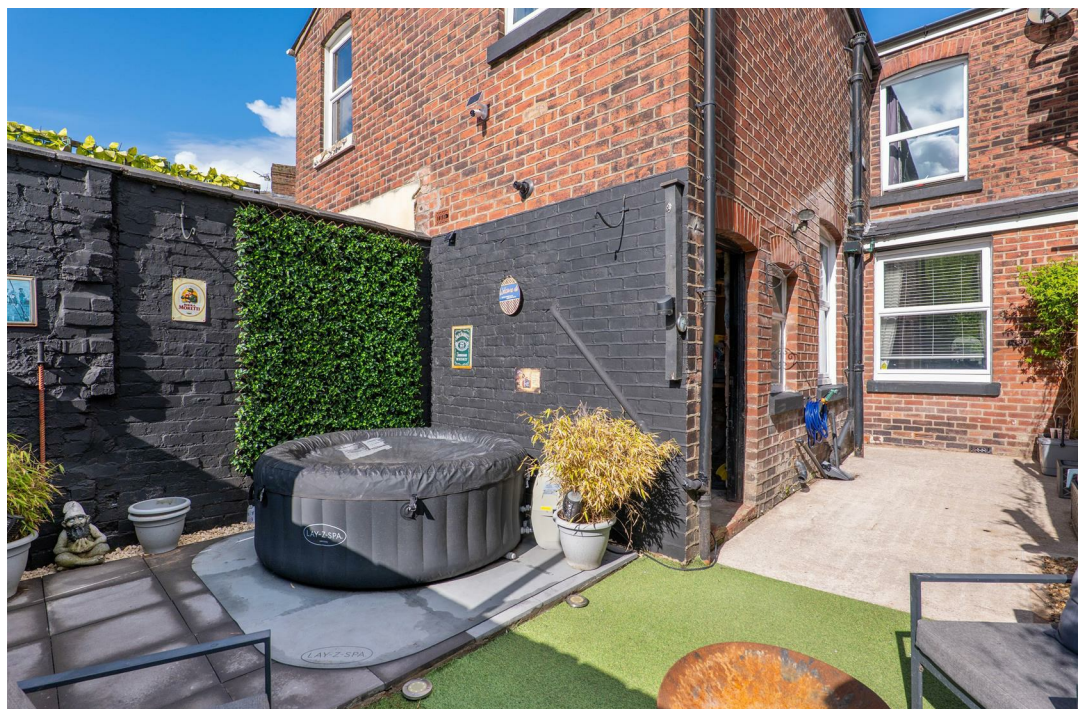
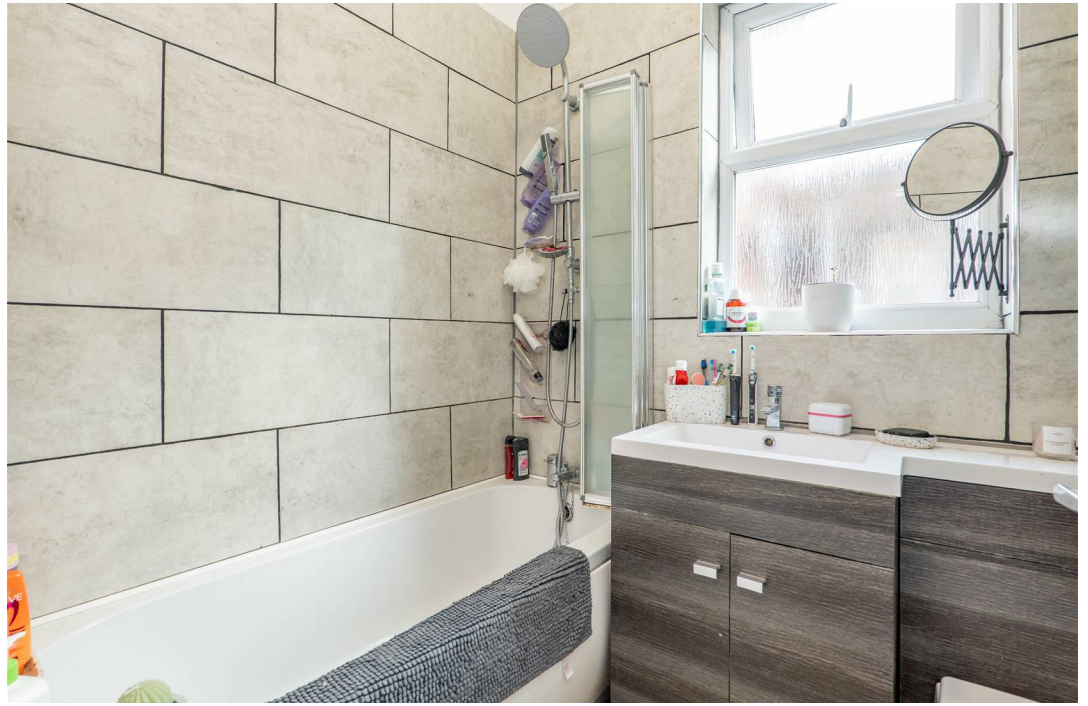












GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



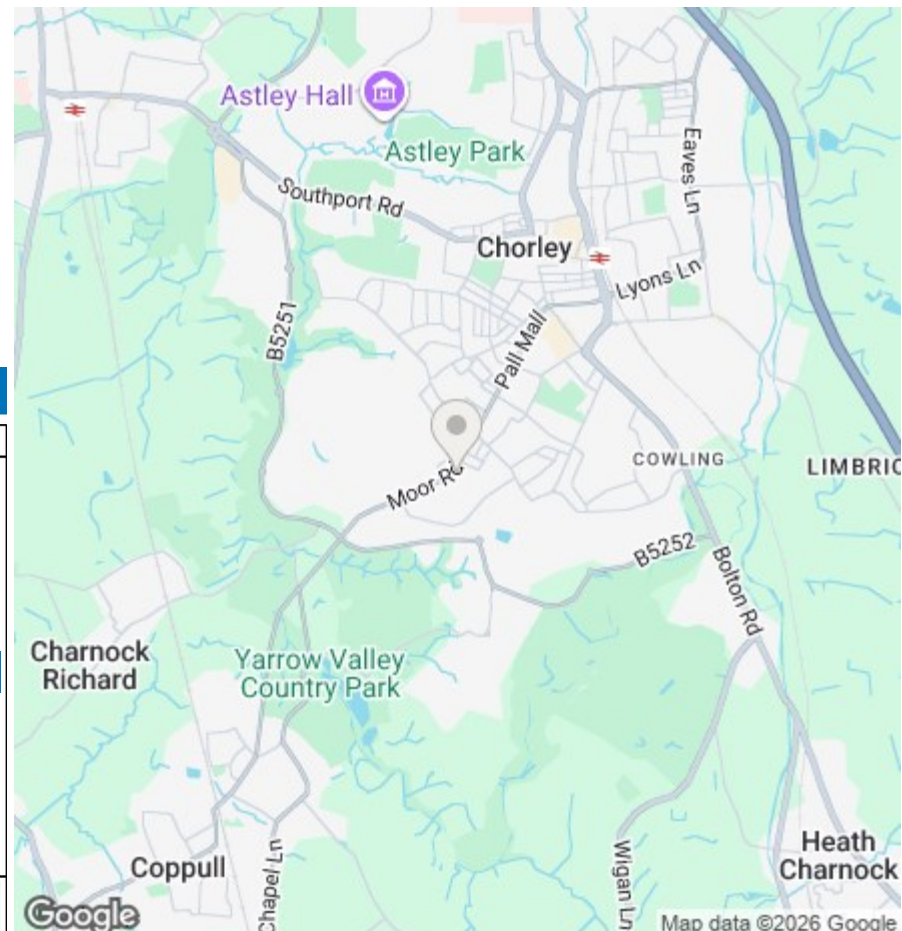
1ST FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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>		
(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 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		
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