



Pall Mall, Chorley

Offers Over £129,995

Ben Rose Estate Agents are delighted to present to the market this well-presented two-bedroom end-terrace home, ideally located within a short walking distance of Chorley town centre. Perfect for first-time buyers, the property is situated close to a range of local amenities, including schools, shops, and leisure facilities, and benefits from excellent transport links via the nearby M6 and M61 motorways, as well as convenient rail and bus connections.

The home has been fully refurbished throughout, creating a comfortable, move-in ready space. Improvements include a new damp-proof course, full replastering, a newly fitted kitchen, and new flooring and carpets throughout.

Internally, the property briefly comprises a welcoming entrance porch leading directly into the spacious lounge, which benefits from a large front-facing window allowing plenty of natural light. From here, you will enter the bright kitchen/diner, featuring contemporary wall and base units offering ample storage, along with space for freestanding appliances. There is also room for a family dining table with an open staircase leading to the upper floor and a single door providing access to the rear yard.

Moving upstairs, you will find two well-proportioned bedrooms, with bedroom two benefiting from integrated storage. The modern three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, there is on-street parking to the front and side of the property. To the rear, you will find a secluded yard area providing access to a single detached garage. The garage also benefits from up-and-over access via the side street.

Early viewing is highly recommended to avoid potential disappointment.







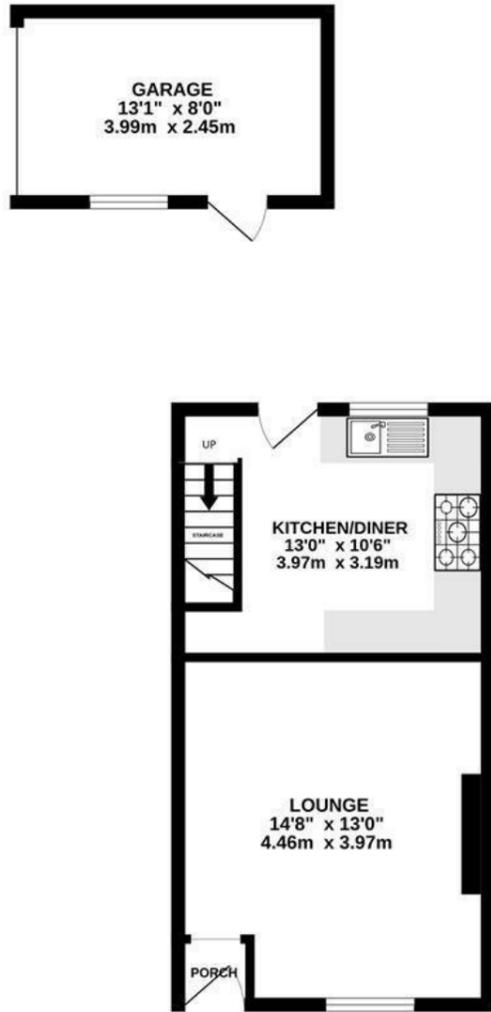




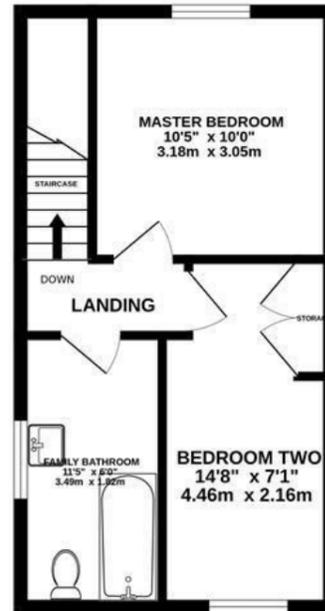


BEN ROSE

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.

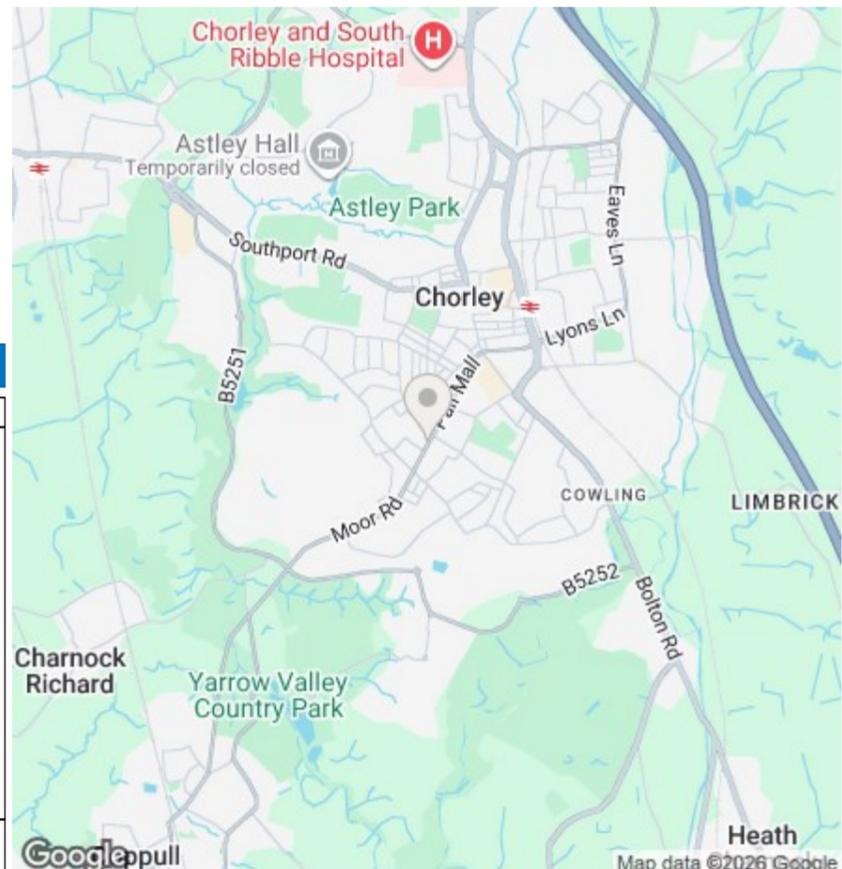


TOTAL FLOOR AREA: 755 sq.ft. (70.2 sq.m.) approx.

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	84

Environmental Impact (CO₂) 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	