



## Goulding Street, Chorley

Offers Over £149,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two bedroom mid-terrace property, perfectly suited to first time buyers looking for a home that is ready to move straight into. Situated in a popular residential area of Chorley, the home enjoys easy access to a wide range of local amenities including supermarkets, shops, schools and leisure facilities, as well as the town centre just a short drive away. Chorley Train Station provides direct rail links to Manchester, Preston and beyond, while excellent bus routes and convenient access to the M61 and M6 motorways make commuting simple. Nearby attractions such as Astley Park and local countryside walks further enhance the appeal of this fantastic location.

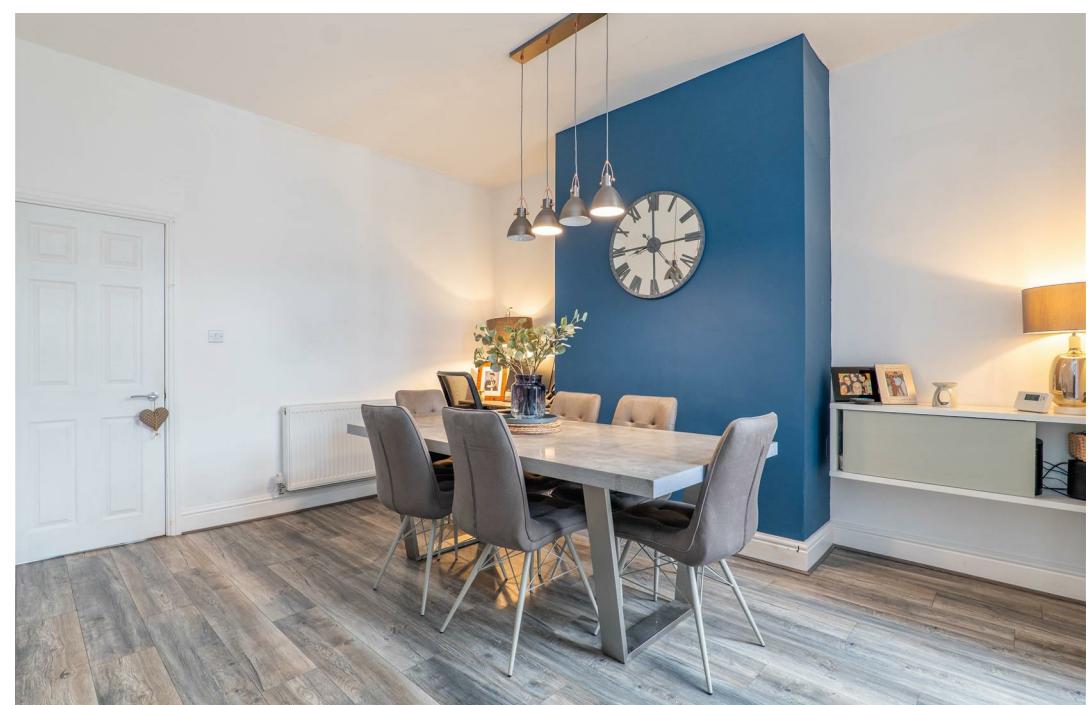
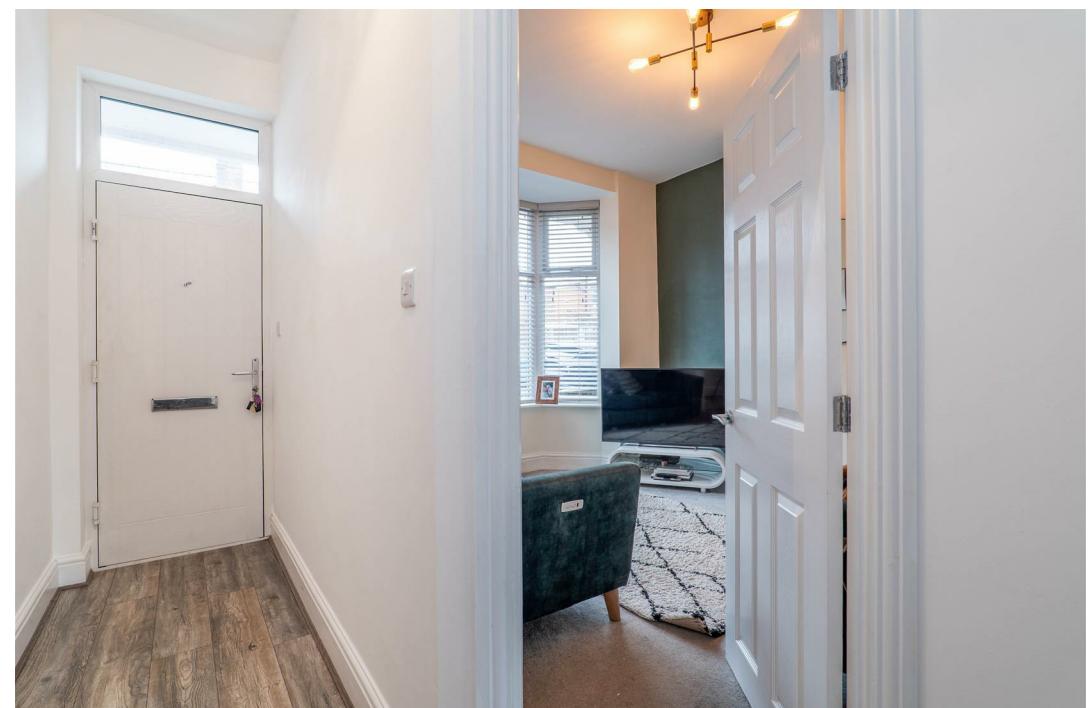
Upon entering the home, you are welcomed into the entrance hall which provides access to the staircase and leads into the spacious front lounge, complete with a large bay window that floods the room with natural light and creates a warm, inviting living space. Moving through the property, you'll find the sizeable dining room offering ample reception space for entertaining or family dining, with French doors opening out to the garden and useful under-stair storage adding practicality. To the rear of the home is the modern fitted kitchen, finished with a range of integrated appliances and providing a stylish and functional cooking space.

Moving upstairs, the property continues to impress with two generously sized bedrooms, both offering comfortable accommodation and flexibility for a range of buyers. Completing the first floor is the modern four piece family bathroom, fitted with a separate bath and shower cubicle, creating a contemporary and relaxing space.

Externally, the property benefits from on-street parking to the front. To the rear, you'll find a sizeable, beautifully landscaped garden featuring multiple seating areas and an artificial lawn, creating a low-maintenance outdoor space ideal for relaxing and entertaining.

This is a wonderful opportunity to purchase a stylish and move-in-ready home in a sought-after Chorley location.

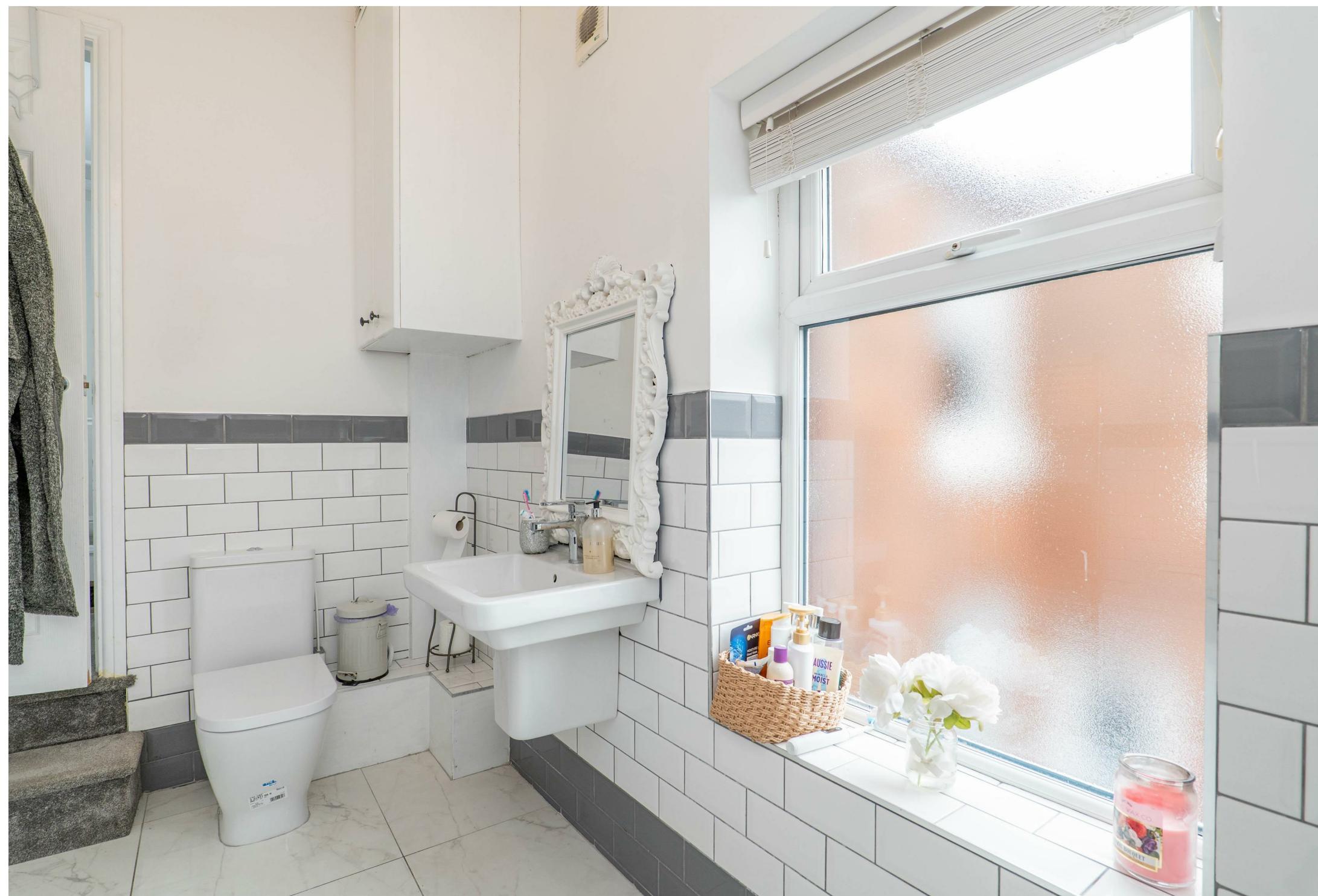
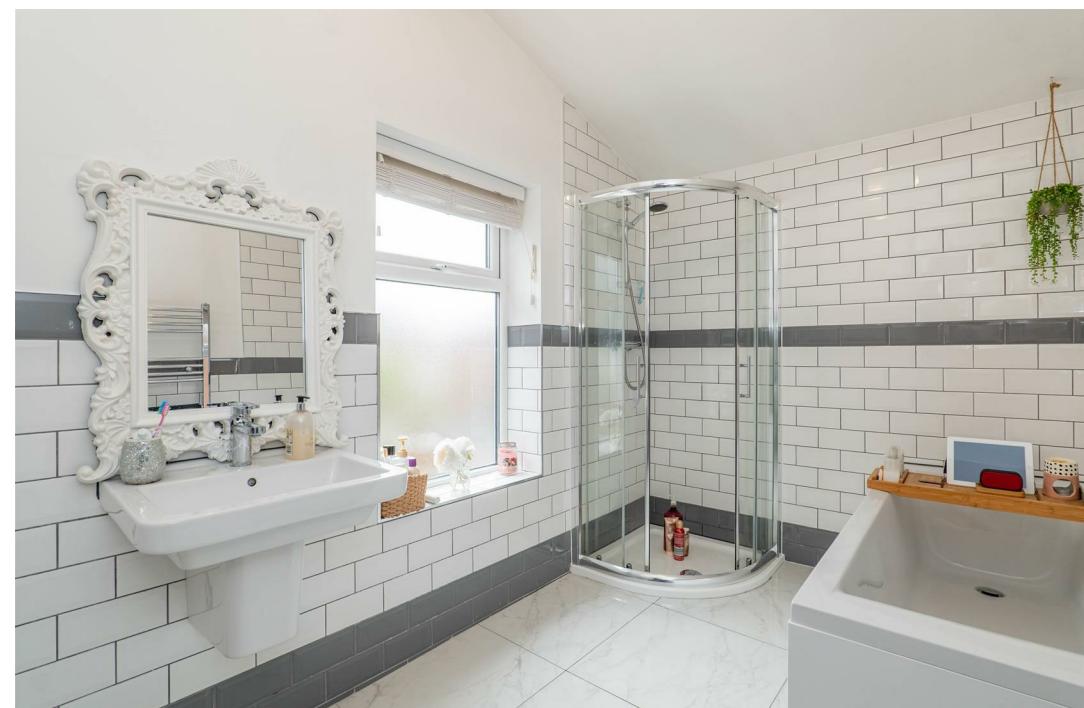
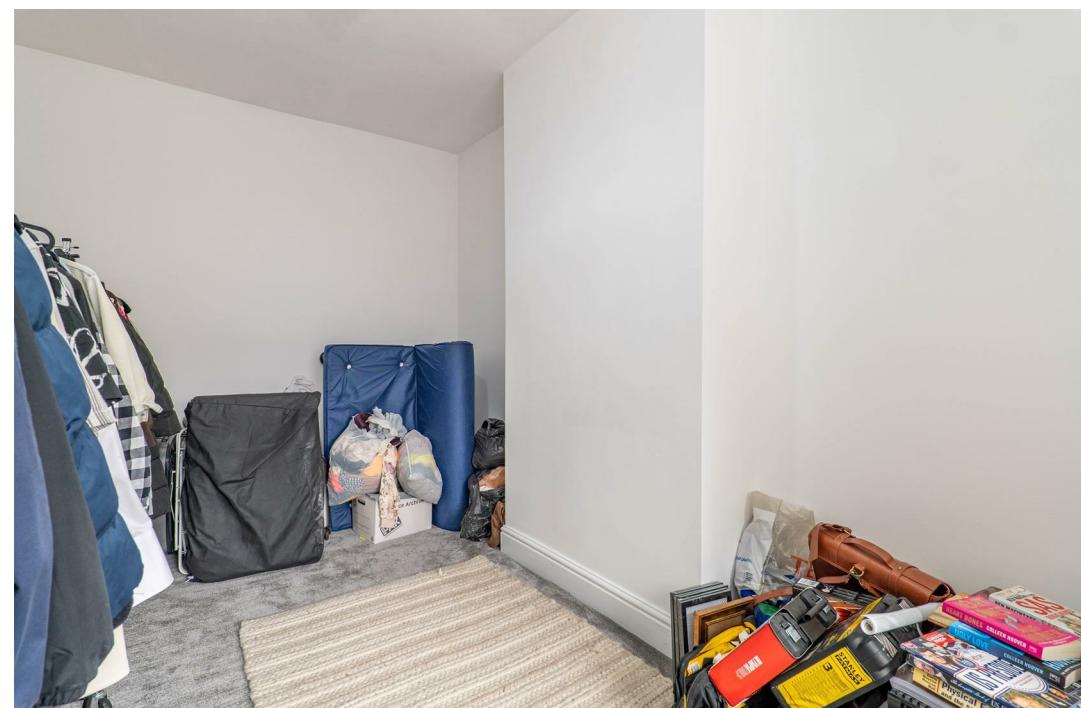












# BEN ROSE

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



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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