



Balcarres Road, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property, ideally located just a short walk from Chorley town centre. This home offers a fantastic opportunity for first-time buyers, couples, or investors looking for a project in a sought-after and convenient location. Chorley boasts a wide range of local amenities, including shops, supermarkets, restaurants, pubs, and well-regarded schools. The property is also close to Astley Park, a much-loved green space perfect for walking and leisure. Excellent transport links are on hand, with rail services to Preston and Manchester, reliable bus connections to neighbouring towns, and easy access to the M6 and M61 motorways, making it ideal for commuters.

Stepping inside, you are welcomed by an entrance hall leading through to a bright and spacious lounge, featuring a charming bay window that floods the room with natural light and creates a warm, inviting atmosphere. Towards the rear sits the kitchen/dining room, offering plenty of potential for modernisation. The space could easily be reimagined into a stylish open-plan living and dining area, perfect for contemporary living.

To the first floor, the home features two generously sized double bedrooms, each offering ample space for furnishings and storage. A modern three-piece family shower room completes this floor, providing a practical and comfortable layout.

Externally, the property features a small front garden and on-street parking. To the rear, there is a paved yard with a detached garage, accessed via a rear alleyway — ideal for storage or off-road parking.

While in need of some updating, this property presents an excellent investment opportunity to create a charming home in a popular and well-connected area of Chorley.







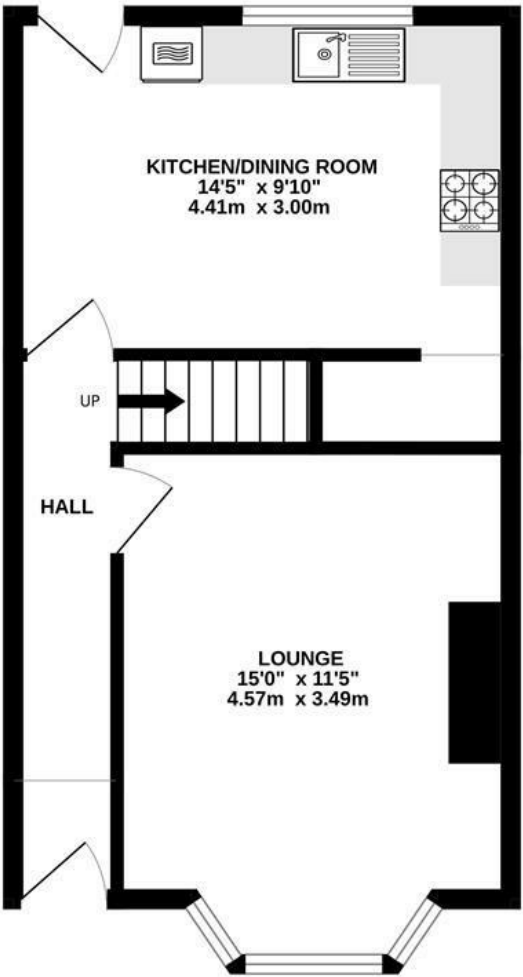




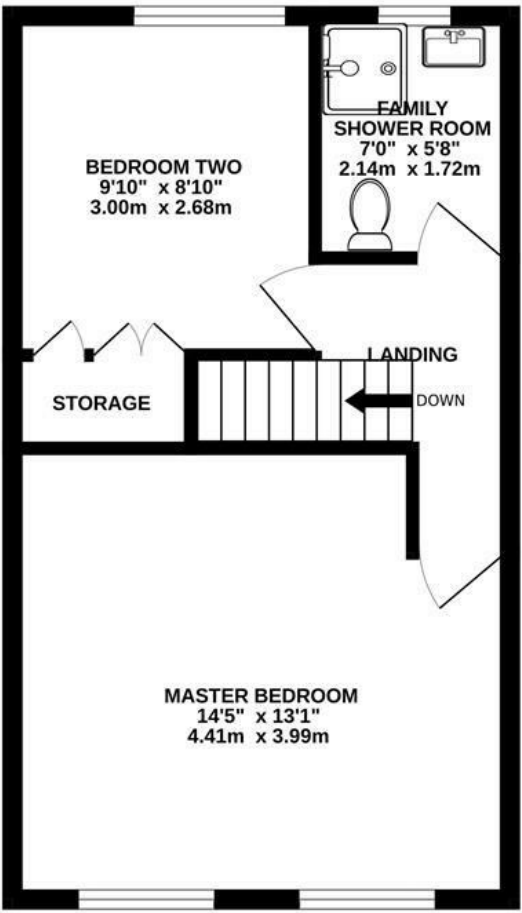


BEN ROSE

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.

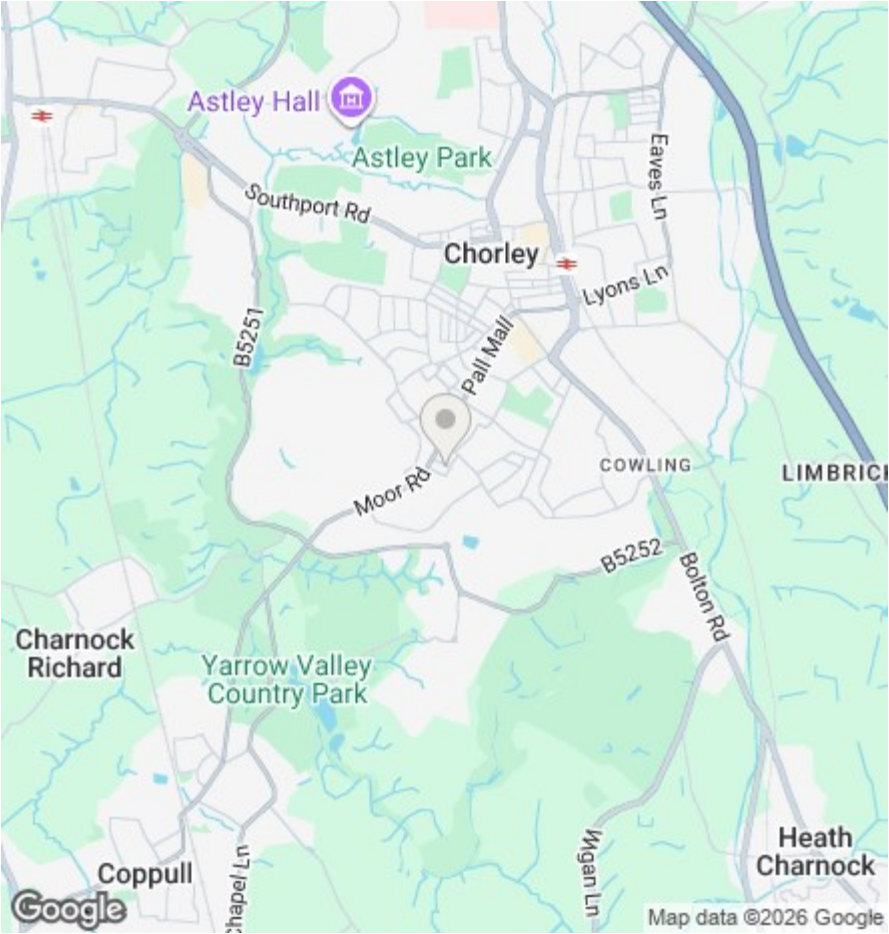


TOTAL FLOOR AREA : 745 sq.ft. (69.3 sq.m.) approx.

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		
	73	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 	