



## Blackburn Brow, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom terraced house, located in the popular town of Chorley. The home offers excellent travel links, with both the M6 and M65 motorways just a short drive away, making commuting to nearby towns and cities simple and convenient. Chorley also boasts a wide selection of local amenities including shops, schools, and eateries, with reliable bus routes and the train station within walking distance. For those who enjoy the outdoors, there are also plenty of nearby green spaces, perfect for leisurely walks and relaxation.

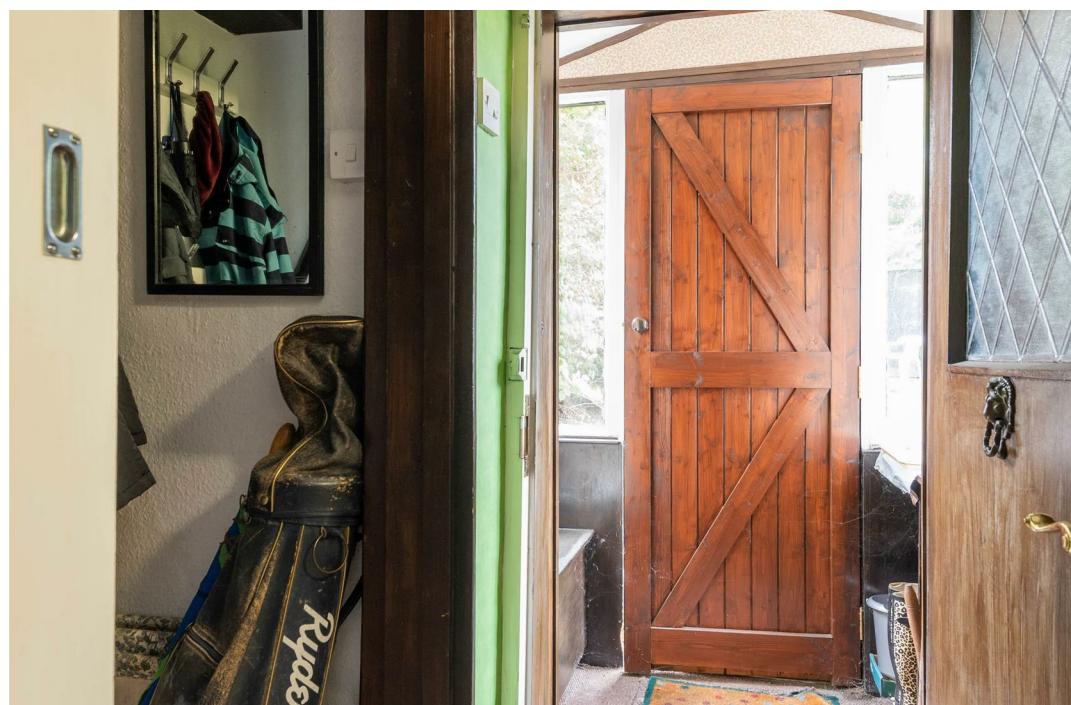
Upon entering the property, you are welcomed into a bright entrance hall that provides access to all the ground floor rooms. The spacious lounge sits at the heart of the home, complete with a charming fireplace and built-in bookshelf, creating a warm and inviting living space. Flowing through, you'll find the kitchen/diner, which is fitted with ample worktops and cupboard storage, as well as space for freestanding appliances. The dining area is enhanced by a built-in bench seating arrangement, making it a practical and cosy spot for family meals. Additional storage is available beneath the stairs, accessed via a sliding door. From the kitchen, a door leads into a rear porch, which opens directly out to the garden, while the staircase to the first floor is also conveniently located here.

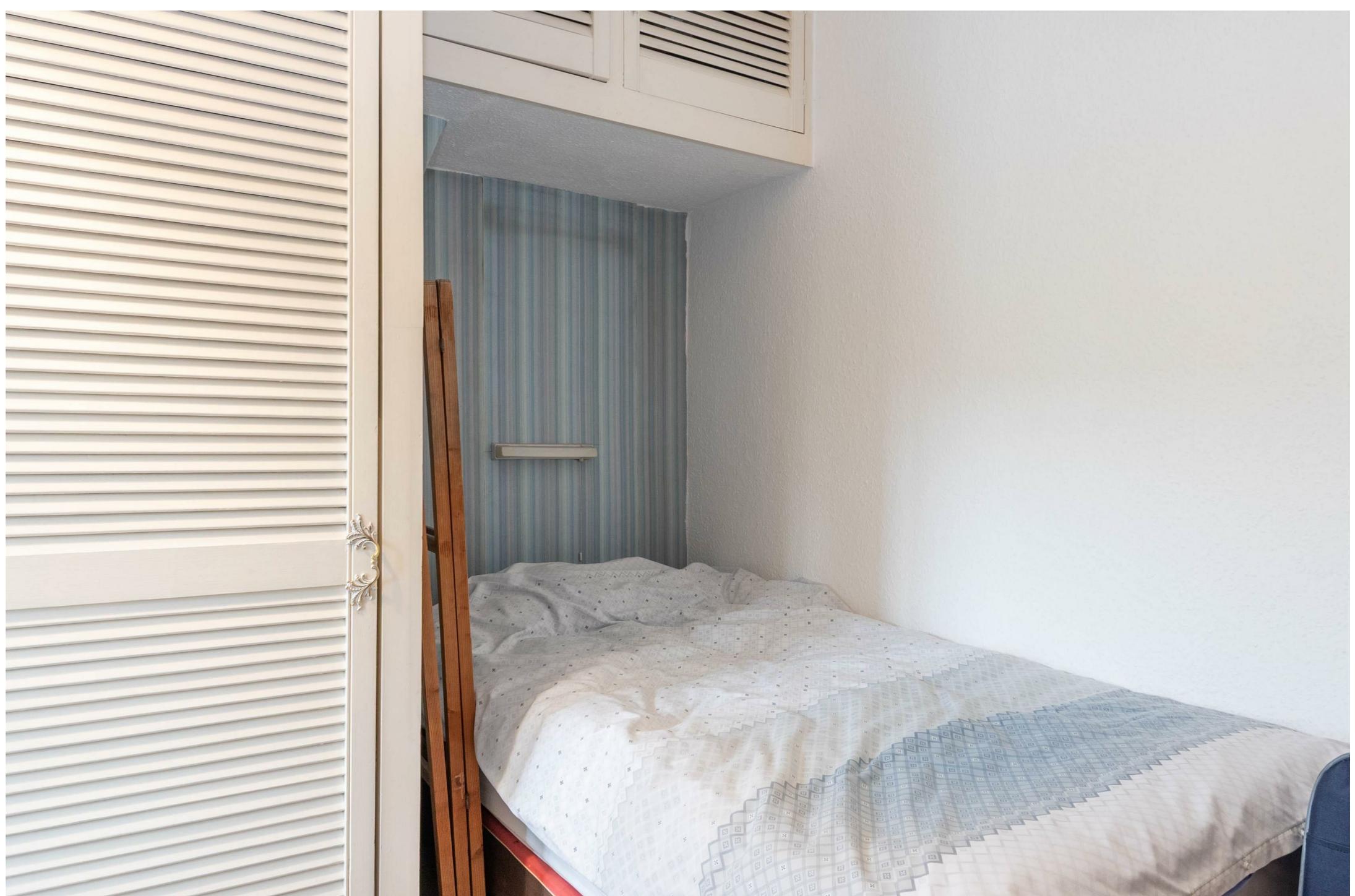
To the first floor, you'll find two well-proportioned bedrooms. The generous master bedroom is front-facing and benefits from built-in wardrobes, offering both comfort and storage. The second bedroom is positioned at the rear of the property and also features a built-in wardrobe, as well as views over the garden. Completing this floor is a three-piece family bathroom, equipped with a bathtub, wash basin, and WC, along with the added advantage of a handy built-in storage cupboard.

Externally, parking is available directly in front of the property for added convenience. To the rear, you'll find a private garden that, while in need of some light maintenance, offers excellent potential to create an inviting outdoor space. The garden also features a useful shed at the back, ideal for storage. Overall, this property presents a wonderful opportunity for first-time buyers or those seeking a well-connected home close to local amenities.













# BEN ROSE



**TOTAL FLOOR AREA:** 776 sq.ft. (72.1 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		
<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)	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

