



## Blackstone Road, Chorley

Offers Over £114,995

Ben Rose Estate Agents are pleased to present to the market this charming, two-bedroom terrace property, perfectly nestled on a sought-after street in the heart of Chorley. Beyond its doorstep lies the vibrant allure of Chorley town centre, easily accessible, and offering an array of supermarkets, convenient amenities, as well as swift connections to Chorley train station and local bus routes.

As you step inside you're welcomed into the inviting entrance hall. The ground floor unfolds starting with the spacious front lounge creating a cosy space for relaxing. Transitioning seamlessly, you'll find the generously-sized dining room, boasting a captivating feature fireplace that lends character to the space. This room offers versatility, easily accommodating a dining table or serving as a second lounge area, making it perfect for intimate gatherings or relaxed evenings. Ascending the staircase here leads you to the upper floors. The well-appointed kitchen boasts a functional layout with convenient through access to the yard.

Continuing our journey, we move to the first floor, where two bedrooms await. The master offers spacious living, spanning the width of the home whereas bedroom two stands out with integrated storage, ensuring a clutter-free environment and maximising space utilisation. The three-piece family bathroom, complete with an over-the-bath shower, adds a touch of modern convenience to the upper level.

Outside, the property embraces a lifestyle of convenience and ease. The front offers on-street parking, whereas the rear yard provides a versatile space for outdoor relaxation.

The property also benefits from having a new boiler installed in the last 18 months and damp remedial work has been carried out where required to most of the ground floor.











BEN  ROSE

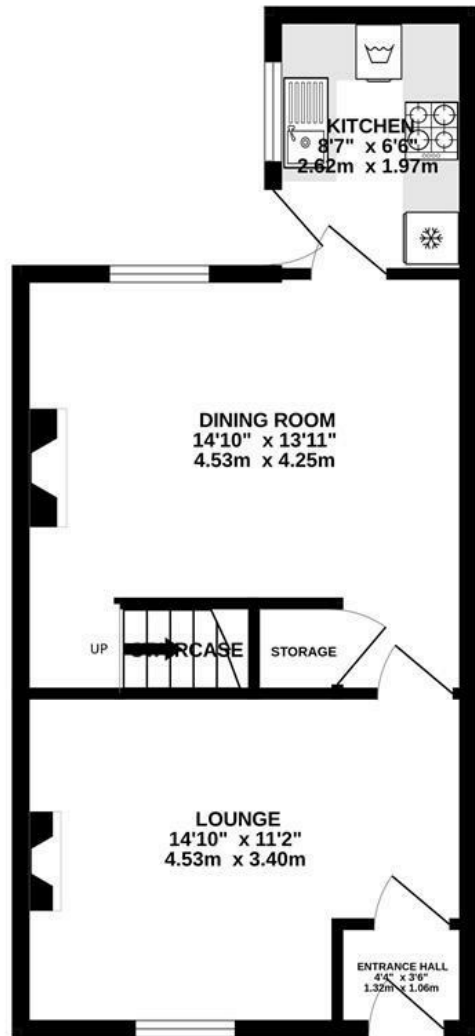


BEN  ROSE

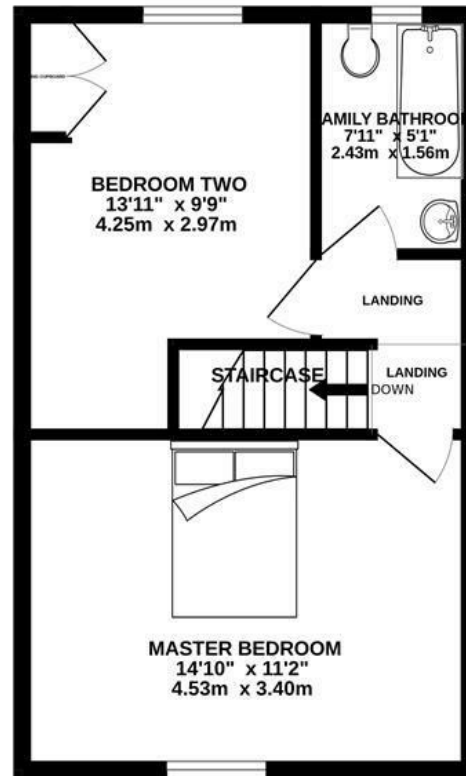


# BEN ROSE

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

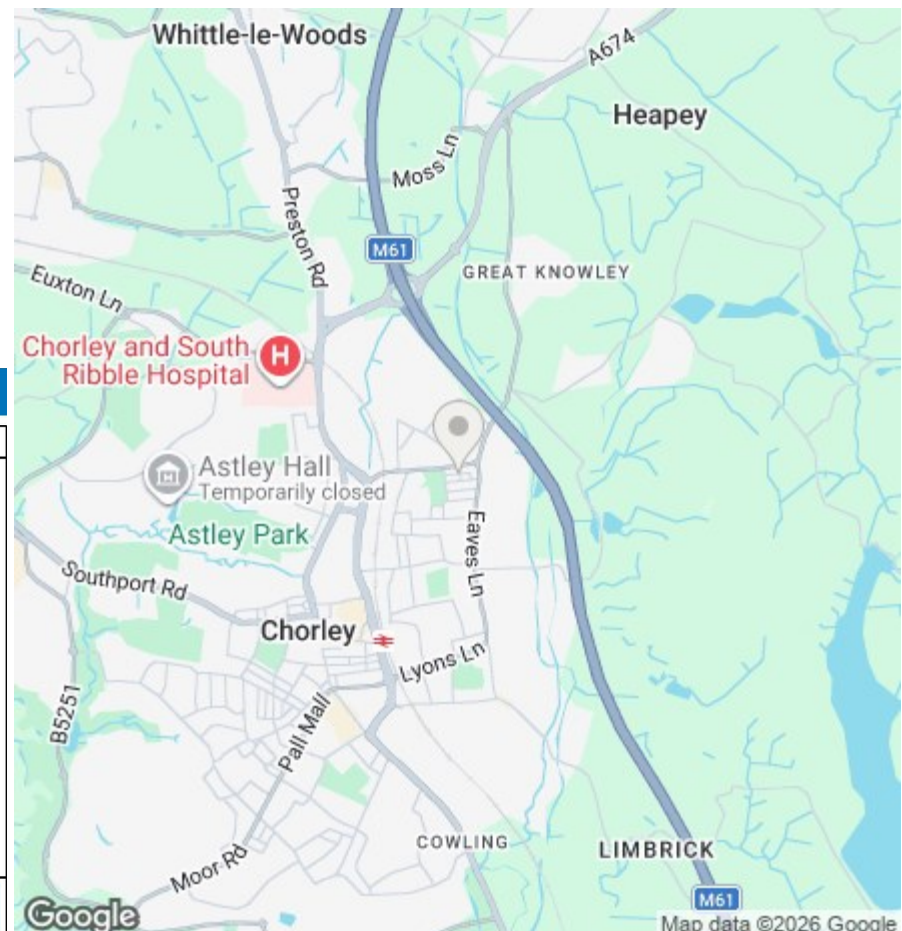


TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.

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) <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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |