



St. James Street, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this well presented two-bedroom mid-terrace home, ideally situated within walking distance of Chorley town centre. Perfectly suited to first time buyers looking to step onto the property ladder, this charming home offers spacious living accommodation, modern finishes and a convenient location close to everything needed for day-to-day living. Chorley itself provides an excellent range of shops, supermarkets, cafés, restaurants and leisure facilities, along with highly regarded schools and local parks. Commuters will appreciate the excellent transport links, with Chorley train station offering direct services to Manchester, Preston and beyond, whilst the nearby M61, M6 and M65 motorways provide easy access across the North West. Regular bus services and nearby attractions, including Astley Park, further enhance the appeal of this sought-after location.

Stepping through the entrance vestibule, you are welcomed into a spacious front lounge, filled with natural light from the attractive bay window and centred around a feature fireplace, creating a warm and inviting living space. The lounge flows seamlessly into the generous family dining room, offering plenty of space for entertaining or everyday dining, with the staircase positioned just off this room. Continuing through the property, you'll find the modern fitted kitchen, complete with an integrated oven, Belfast sink and ample worktop and storage space. To the rear, a handy hallway provides access to the outside yard and a useful storage room, adding practicality to the home.

To the first floor are two well-proportioned bedrooms, both offering comfortable accommodation. The principal bedroom benefits from fitted wardrobes, providing excellent built-in storage, while the second bedroom is ideal as a guest room, nursery or home office. Completing the first floor is a modern shower room, finished to a good standard and serving both bedrooms.

Externally, the property has on-road parking to the front. To the rear is a well presented, low-maintenance enclosed yard, offering a pleasant outdoor space to enjoy during the warmer months, with access leading through to the communal ginnel behind the home for added convenience. Combining character features, well-maintained accommodation and an excellent central location, this is a fantastic opportunity for first time buyers looking to purchase a home that's ready to move straight into.







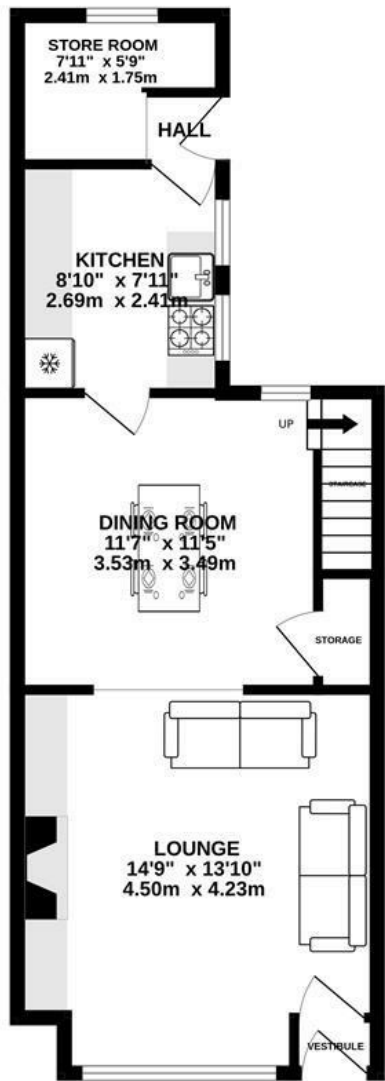




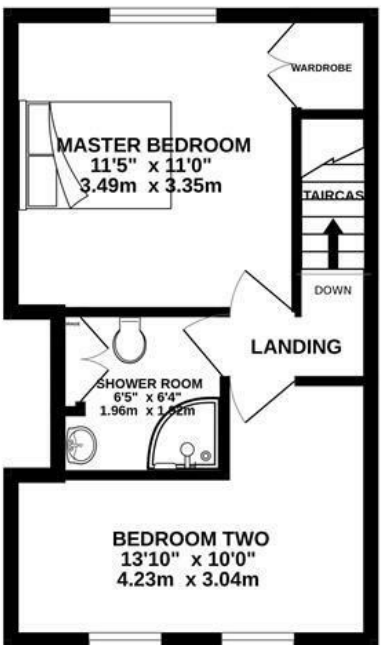


BEN ROSE

GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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	69	85
(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 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	

