



Twickenham Place, Chorley

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom home, tucked away within the highly desirable Beaumont Gardens development in Chorley. Perfectly suited to couples, the property is ideally positioned close to Chorley town centre and benefits from a wide range of excellent local amenities, including well-regarded schools and nurseries. The home also offers superb transport links via the nearby M6 and M61 motorways, making it an excellent choice for commuters across the North West.

Internally, the property briefly comprises a welcoming entrance hall providing access to all ground floor rooms. To the front, you will find the modern fitted kitchen, complete with integrated oven and hob, dishwasher, and fridge/freezer, along with space for casual dining beside a bay-fronted window. To the rear is the spacious lounge, featuring an open staircase and patio doors that lead out to the rear garden.

Moving upstairs, there are two well-proportioned bedrooms, both benefiting from integrated storage. The three-piece family bathroom, complete with an over-the-bath shower, and additional storage off the landing complete this level.

The home also benefits from a fully boarded loft, complete with lighting and a convenient pull-down ladder, providing excellent additional storage space.

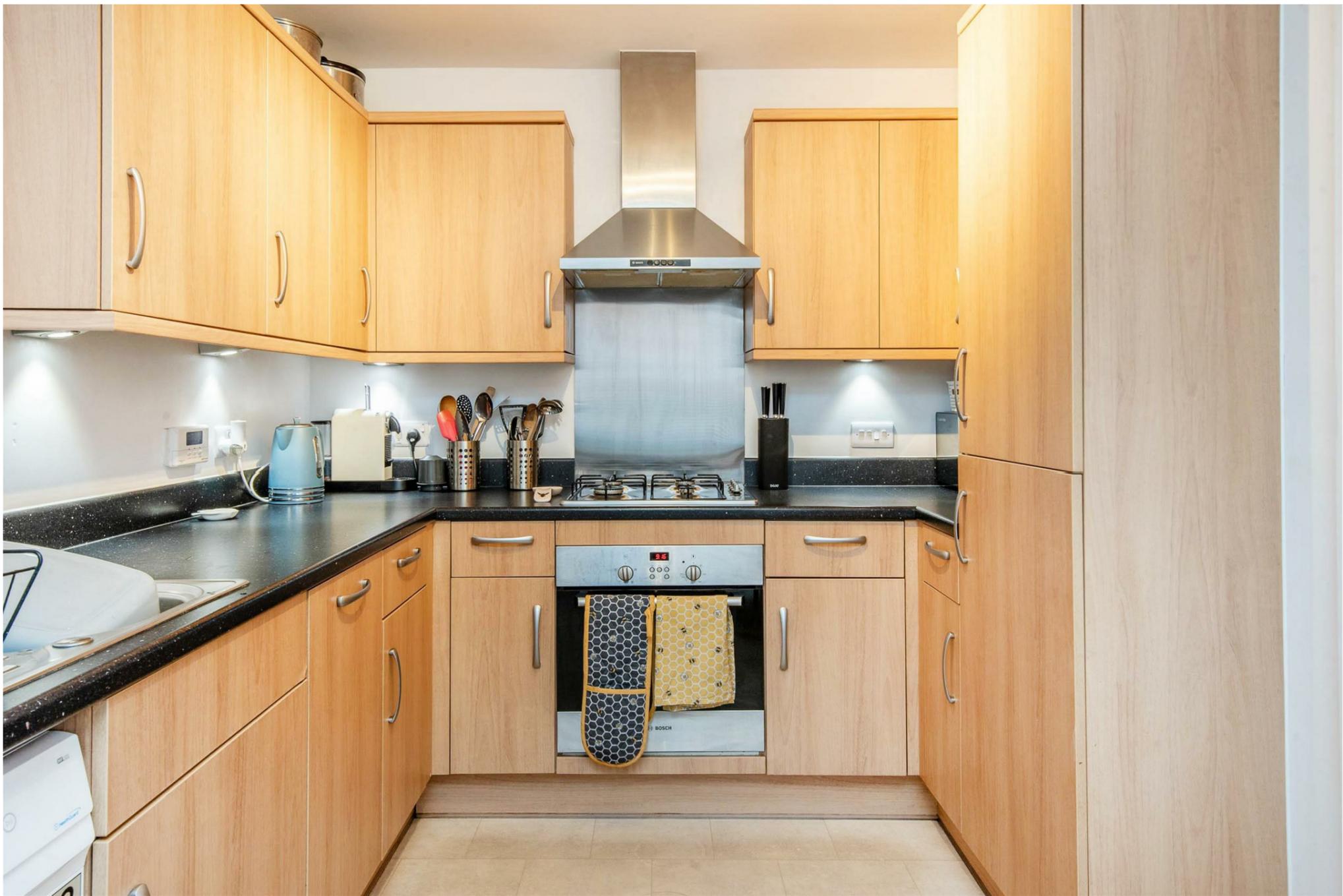
Externally, the property is positioned towards the end of a quiet cul-de-sac and benefits from a private driveway providing off-road parking for two vehicles. To the rear is a secluded garden, featuring an AstroTurf lawn, a storage shed, and additional space for outdoor storage.

Early viewing is highly recommended to avoid potential disappointment.





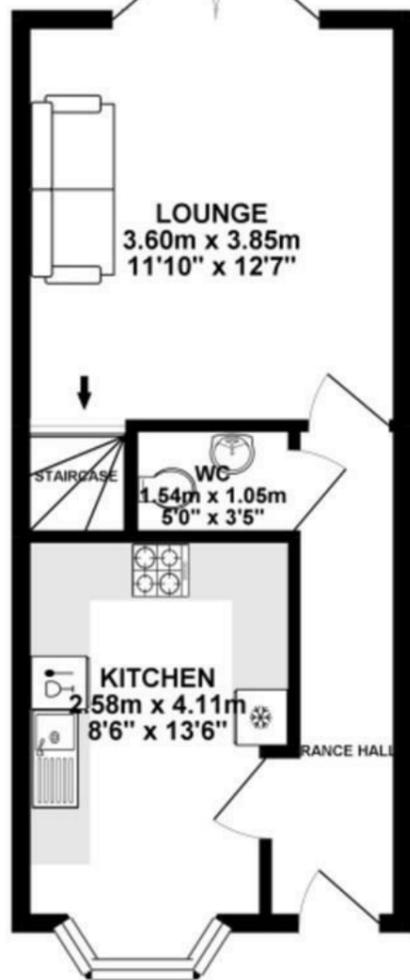








GROUND FLOOR 31.41 sq. m.
(338.12 sq. ft.)



1ST FLOOR 36.21 sq. m.
(389.71 sq. ft.)

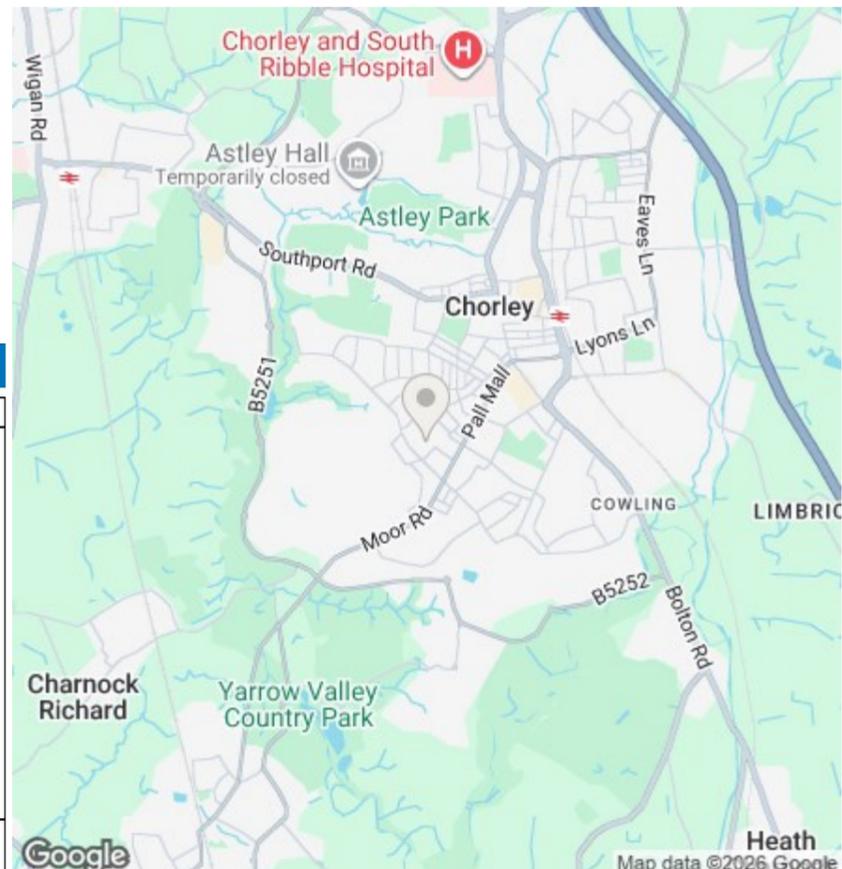


TOTAL FLOOR AREA : 67.62 sq. m. (727.83 sq. ft.) approx.

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		96
(81-91) B	84	
(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 (CO₂) 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	