



Pennine Road, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom semi-detached home in a popular residential area of Chorley. Recently decorated throughout and offered to the market with no chain, this move-in ready property has been thoughtfully updated, including a newly installed modern kitchen, new carpets to the stairs and first floor, and loft insulation, making it an ideal purchase for first-time buyers or couples. Situated within easy reach of Chorley town centre, the home enjoys convenient access to a range of local shops, supermarkets, cafés and leisure facilities, while excellent transport links include nearby bus routes, Chorley train station with direct connections to Manchester and Preston, and easy access to the M61 and M6 motorways for commuters.

Stepping into the property, you are welcomed by an vestibule which opens into a spacious and bright lounge, creating a comfortable and inviting living space. The lounge seamlessly flows through to the staircase and into the impressive newly renovated kitchen/diner. Finished in a modern style, the kitchen offers ample cabinet and worktop space, room for a dining table, and sliding doors overlooking and providing direct access to the rear garden, making it a perfect setting for both everyday living and entertaining.

To the first floor, the landing gives access to two generously sized double bedrooms, offering excellent accommodation for a property of this size. The principal bedroom further benefits from built-in storage, providing practical and convenient space. Completing the accommodation is the three-piece family bathroom, finished in a neutral style. The first floor has also been enhanced with newly fitted carpets, adding to the fresh and well-maintained feel of the home.

Externally, the property benefits from off-road parking for two vehicles, with one space situated directly in front of the home and an additional space to the side. The rear garden is a private, low-maintenance space featuring an artificial lawn, paved seating area ideal for outdoor furniture, and surrounding fencing providing a good degree of privacy. Combining modern updates, spacious accommodation and a convenient Chorley location, this is a fantastic opportunity to purchase a stylish home that is ready to move straight into.







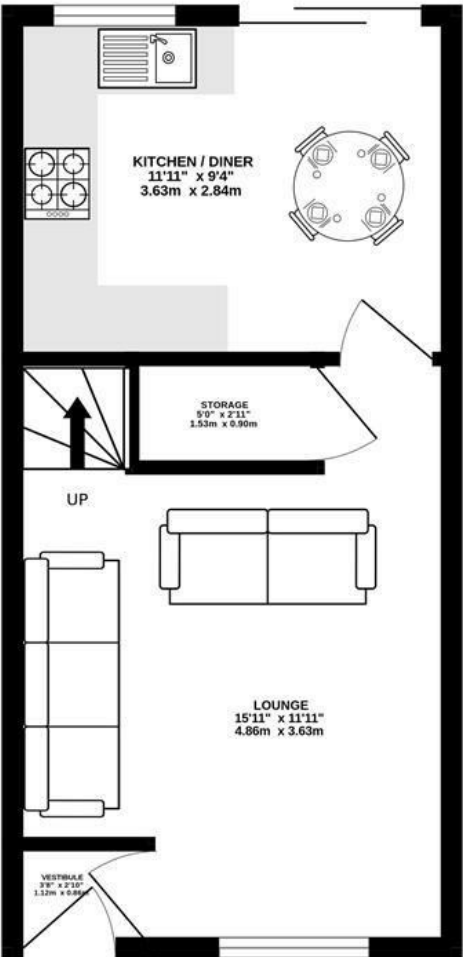




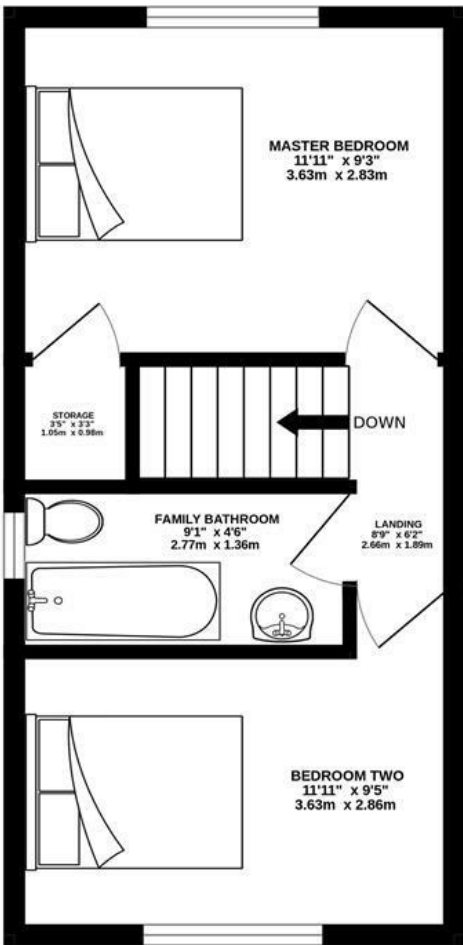


BEN ROSE

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.4 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	70	87
(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



