



Stratford Road, Chorley

Offers Over £114,995

Ben Rose Estate Agents are pleased to present to market this two bedroom mid terrace property in Chorley, offering generously sized rooms and high ceilings throughout, and providing a strong opportunity for buyers looking to fully refurbish and add value. The home requires comprehensive modernisation, but benefits from a traditional layout and good internal proportions that will appeal to investors and practical buyers alike. The property sits within easy reach of Chorley town centre, with a range of shops, supermarkets and everyday amenities nearby. There are well regarded schools in the area, regular bus routes, a nearby train station with links to Preston and Manchester, and convenient access to the M61 and surrounding Lancashire towns.

Entering through a small porch, you step into the main hallway which provides access to the front reception room and the staircase. The ground floor features two large lounge rooms, both with tall ceilings that enhance the sense of space. The front lounge benefits from a bay window, while the rear lounge includes access to useful understairs storage. To the back of the property is a kitchen diner with sliding doors opening to the yard; this space is in need of a full refurbishment but offers a workable footprint for redesign.

Upstairs, the first floor hosts two good sized double bedrooms, including a particularly spacious master. There is also a family bathroom on this level. Positioned behind the bathroom is an additional small room with a window, which could serve as storage or be reconfigured subject to requirements and any necessary approvals.

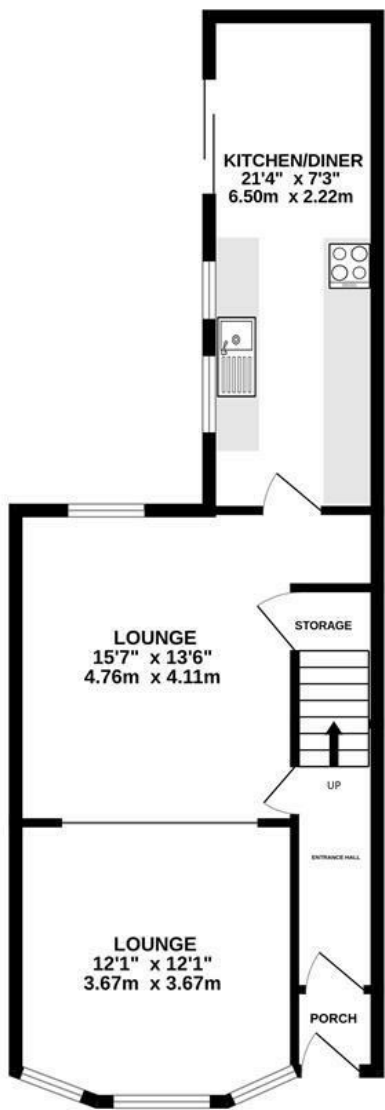
Externally, the property has on road parking available to the front. To the rear is a low maintenance enclosed yard. Overall, this is a project property with large rooms, high ceilings and solid potential, best suited to buyers prepared to undertake significant renovation works.



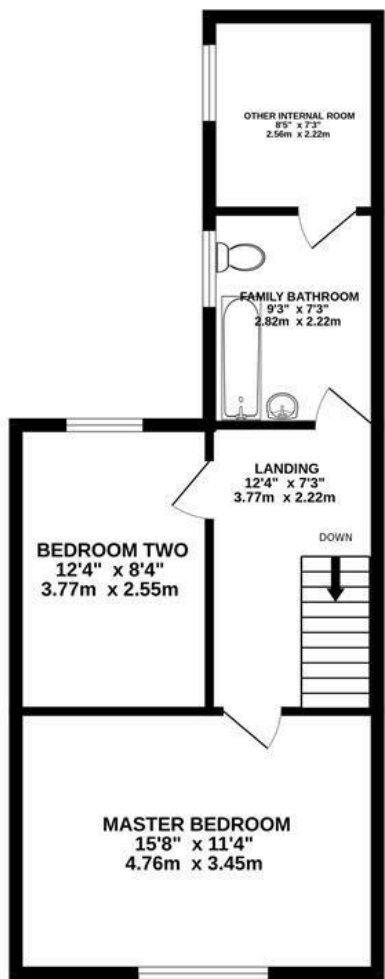


BEN ROSE

GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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	

