



## Stratford Road, Chorley

**Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated in a popular residential area of Chorley. Ideal for couples or first-time buyers looking to step onto the property ladder, the home is offered with no onward chain. Conveniently located within walking distance of Chorley's vibrant town centre, residents can enjoy easy access to a variety of restaurants, bars, shops, and a cinema complex. The property also benefits from excellent travel links via the nearby train station, as well as the M6 and M61 motorways, making it an ideal choice for commuters.

Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. To the right, you will find the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect. From here, you move through to the open plan kitchen/diner. The modern fitted kitchen offers ample storage with integrated appliances and provides plenty of space for a family dining table. Just off the kitchen is a convenient utility room, offering additional space for freestanding appliances, access to understairs storage, and a single door leading out to the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom and bedroom two benefiting from integrated storage. A bright three-piece shower room completes this level.

Externally, to the front is a well-maintained enclosed garden along with plenty of on-street parking. To the rear is a generously sized garden featuring a lawn and flagged patio. The garden also benefits from a practical outhouse for extra storage as well as a separate wooden storage shed.

Early viewing is highly recommended to avoid disappointment.





















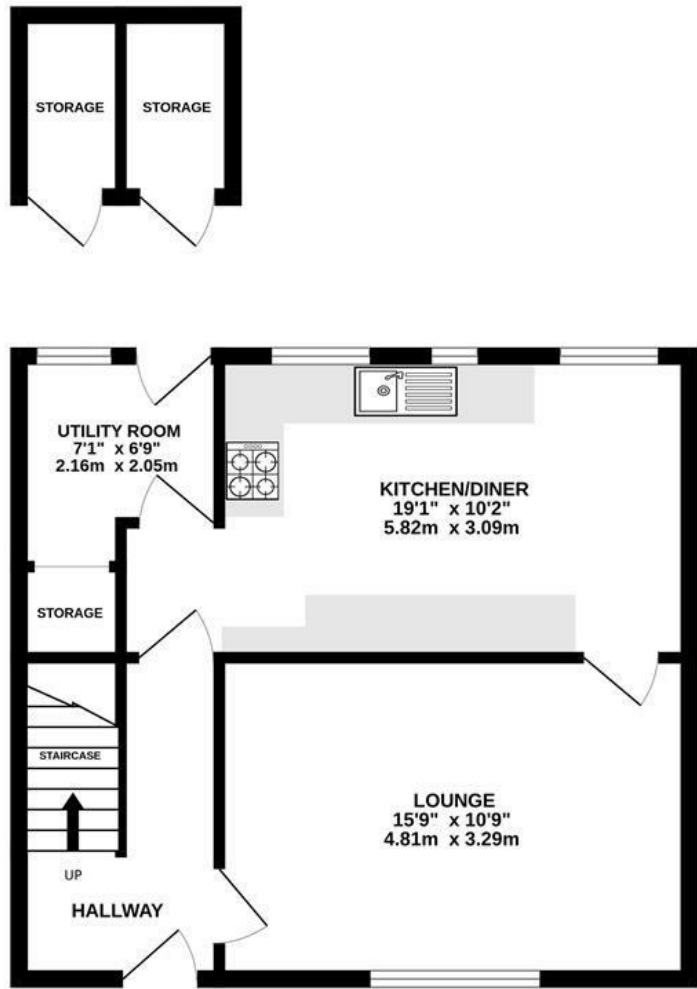




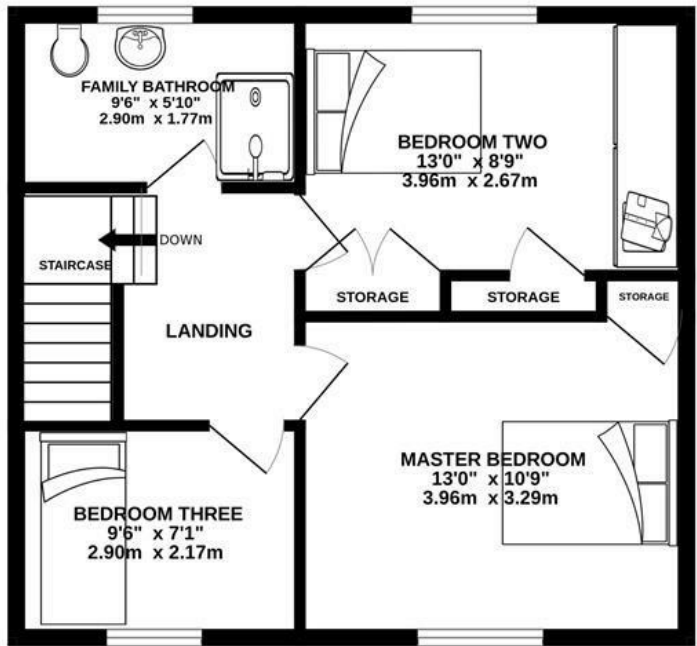


# BEN ROSE

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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) <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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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