



Lyons Lane, Chorley

Offers Over £129,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, mid-terrace home, ideal for first-time buyers. Nestled in a sought-after area of Chorley, this well-presented property offers a comfortable and convenient lifestyle. Situated within walking distance of Tatton Recreational Ground and the scenic Leeds Liverpool Canal, it provides excellent opportunities for outdoor leisure. Chorley town centre is just a short distance away, offering an array of local shops, restaurants, and supermarkets. Excellent travel links are also available, with Chorley train station providing direct services to Manchester and Preston, as well as easy access to the M61 and M6 motorways, making it a perfect location for commuters.

Stepping inside, you are welcomed into the entrance hall, which leads through to a spacious front lounge. This inviting space has a marble fireplace and living flame gas fire was installed May 2016, adding warmth and character to the room. Moving through, the kitchen/diner provides ample space for both cooking and dining, with a staircase conveniently positioned just off the dining area. Towards the rear, a hall offers access to the outside yard and leads to the downstairs shower room, ensuring practicality and ease of living.

Ascending to the first floor, you will find two generously sized double bedrooms, each offering ample space for storage and personalisation. The modern three-piece family bathroom with over bath shower, installed six years ago, features contemporary fittings and a stylish finish, making it a perfect retreat for relaxation. Additionally, the property benefits from a boiler which is operated by Hive and replaced two years ago, ensuring energy efficiency and reliability.

Externally, the home benefits from on-road parking to the front, providing convenience for residents. To the rear, a quaint yard has been recently re-flagged and features a newly erected wall, creating a low-maintenance yet private outdoor space.

This fantastic home is a great opportunity for first-time buyers looking for a well-located and move-in-ready property.

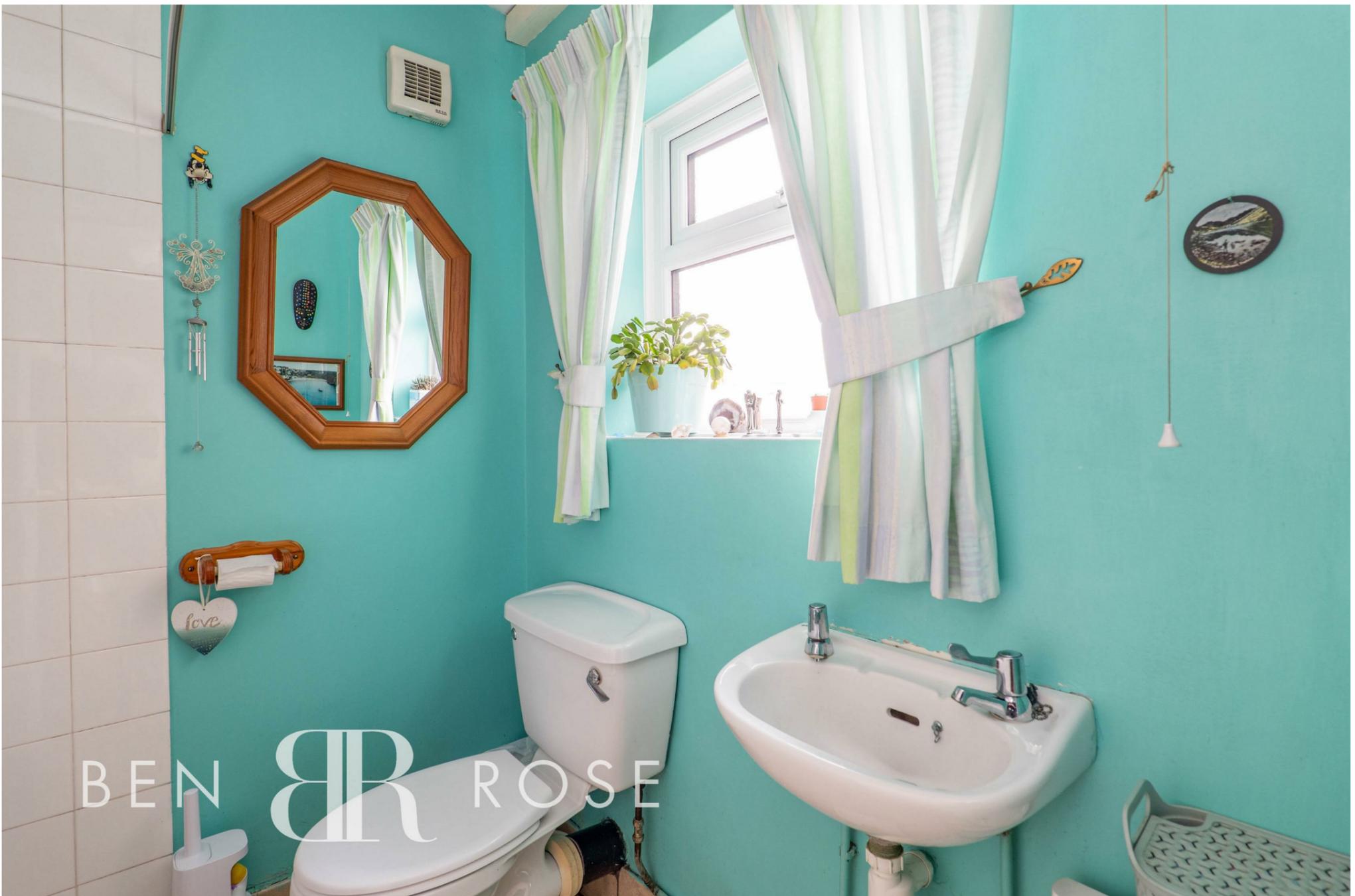








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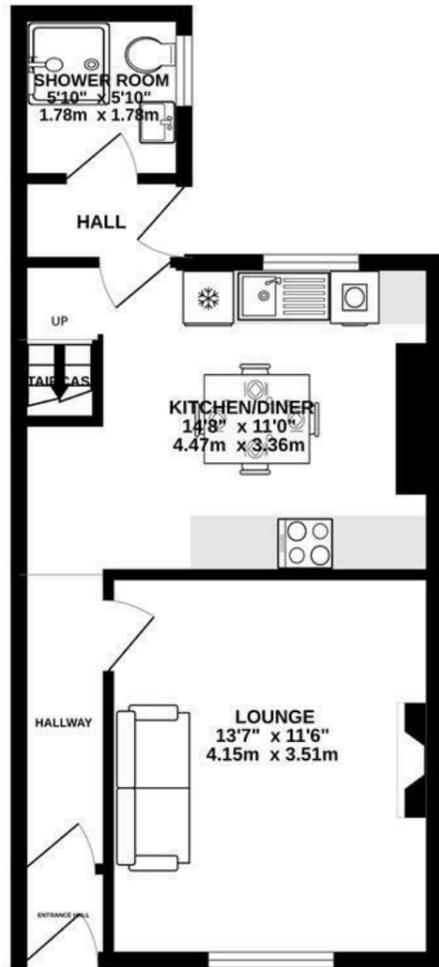
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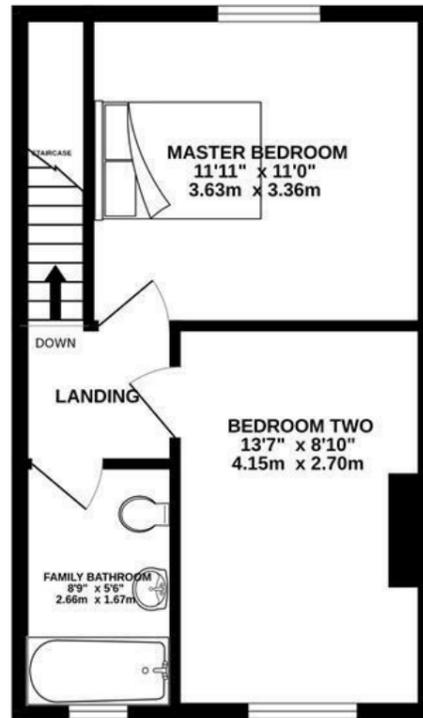


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GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

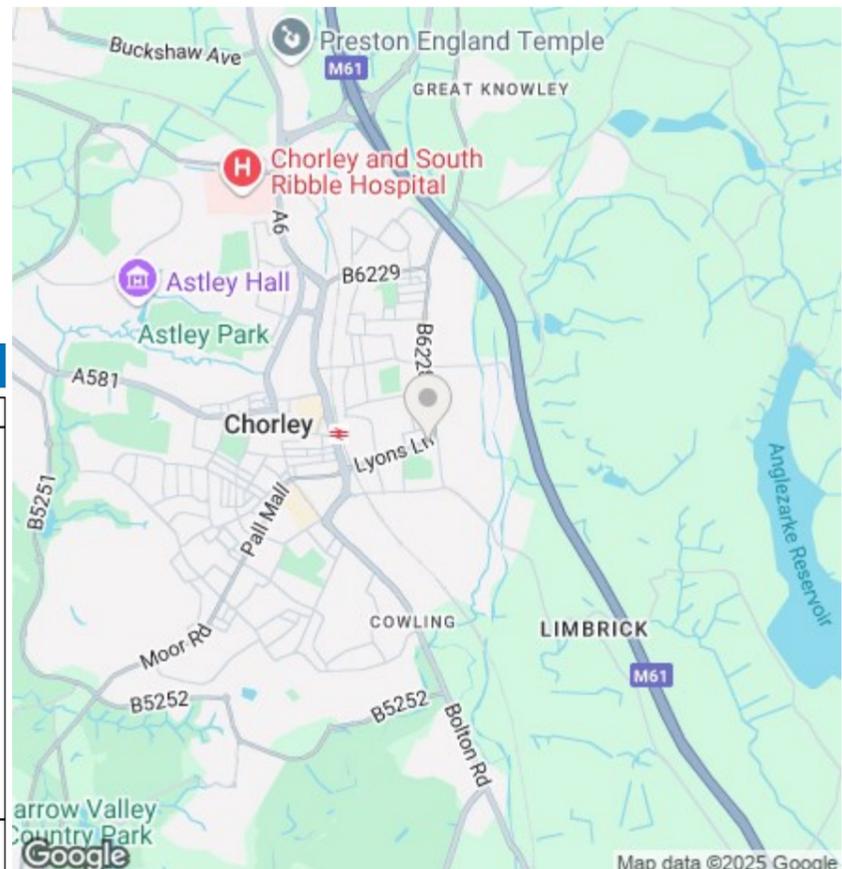


TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	84
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	