



Shakespeare Terrace, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated in a peaceful residential area of Chorley. The home is conveniently located within easy reach of Chorley town centre and its wealth of local shops, cafés, and supermarkets. Excellent travel links are also close by, with Chorley train station just a short drive away, offering direct routes to Preston, Manchester and beyond. Local bus routes are easily accessible, and the M61 and M6 motorways are both within close proximity, making this an ideal location for commuters.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a central fireplace and sliding patio doors leading through to the conservatory. The bright and airy conservatory at the rear offers versatile additional living space with direct access to the garden. Moving back through the lounge, you will find the open plan kitchen/diner. The modern fitted kitchen provides generous storage and space for freestanding appliances, while the dining area comfortably accommodates a family dining table and benefits from a window overlooking the front aspect.

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

Externally, the home boasts a private driveway to the front, providing off-road parking for multiple vehicles. To the rear is a generously sized garden featuring a well-maintained lawn and flagged patio, along with a greenhouse and two good-sized sheds for additional practical storage.

Early viewing is highly recommended to avoid potential disappointment.





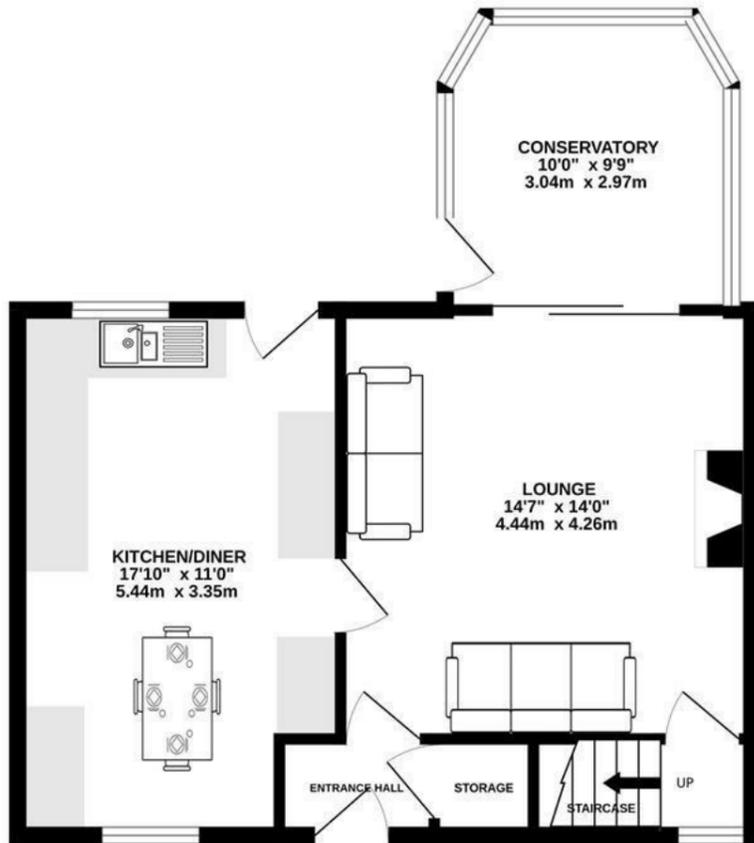




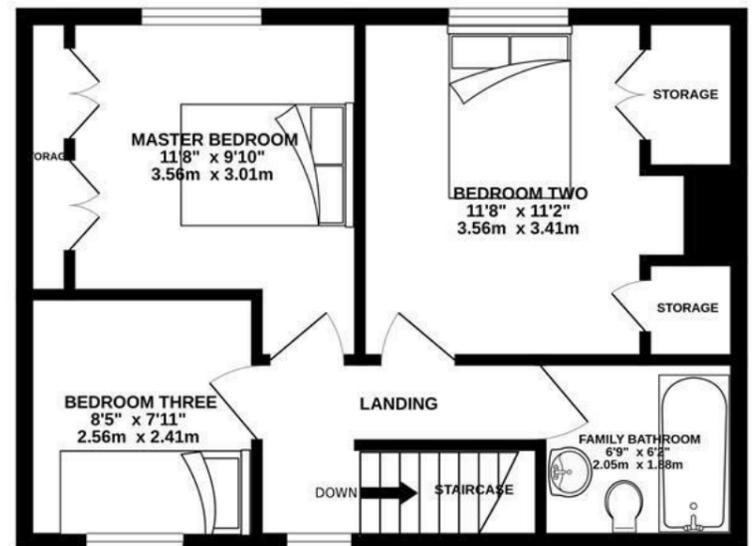




GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.

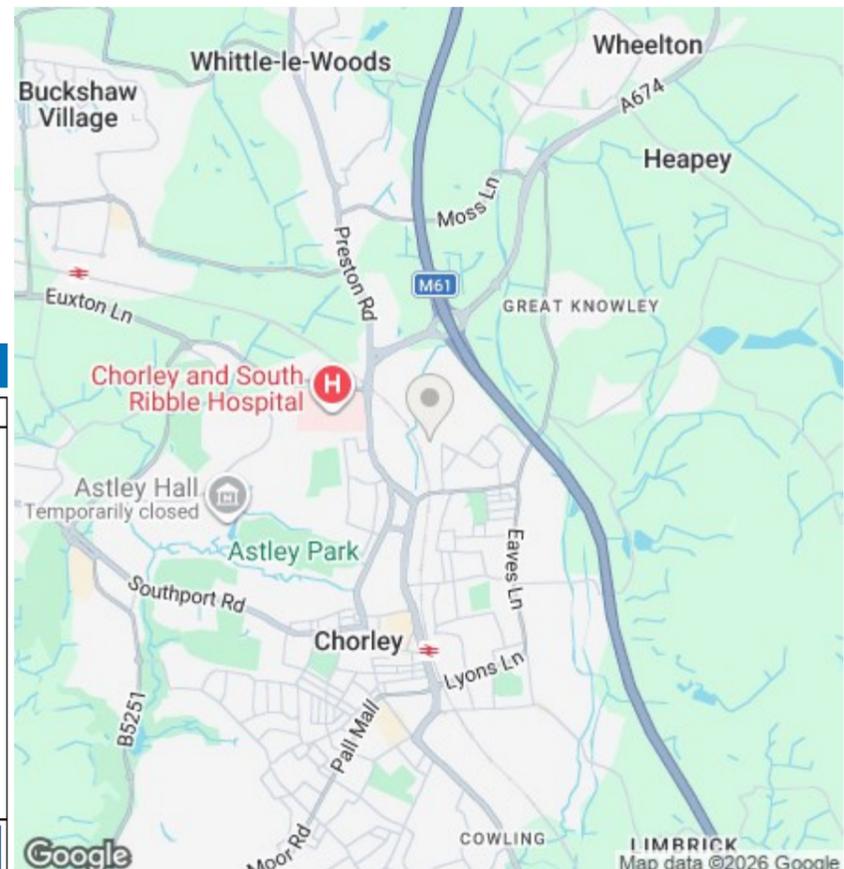


TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

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 | | |
| (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 (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 | |