



Trafalgar Street, Chorley

Offers Over £74,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom terraced property, offered with NO ONWARD CHAIN, located on a quiet no-through road in Chorley. This home presents an ideal opportunity for investors or those looking for a renovation project, offering excellent potential to modernise and add value. The property is situated just a short distance from Chorley town centre, providing access to a wealth of local amenities including shops, supermarkets, restaurants, and schools. Excellent travel links are also nearby, with Chorley train station within easy reach for direct routes to Preston and Manchester, as well as convenient access to the M6, M61, and M65 motorways for those commuting further afield.

As you step through the vestibule, you're welcomed into the spacious lounge situated at the front of the property. This inviting room features a bay-fronted window that fills the space with natural light and a central fireplace that adds a focal point to the room. Towards the rear, you'll find the kitchen/diner offering ample space for both cooking and dining, with access to the rear yard and a staircase leading to the first floor.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, providing flexibility for use as family bedrooms, a home office, or guest accommodation. The accommodation is completed by a shower room, conveniently located to serve all bedrooms.

Externally, the property benefits from on-road parking to the front, while to the rear is a low-maintenance yard offering space for outdoor seating or storage.

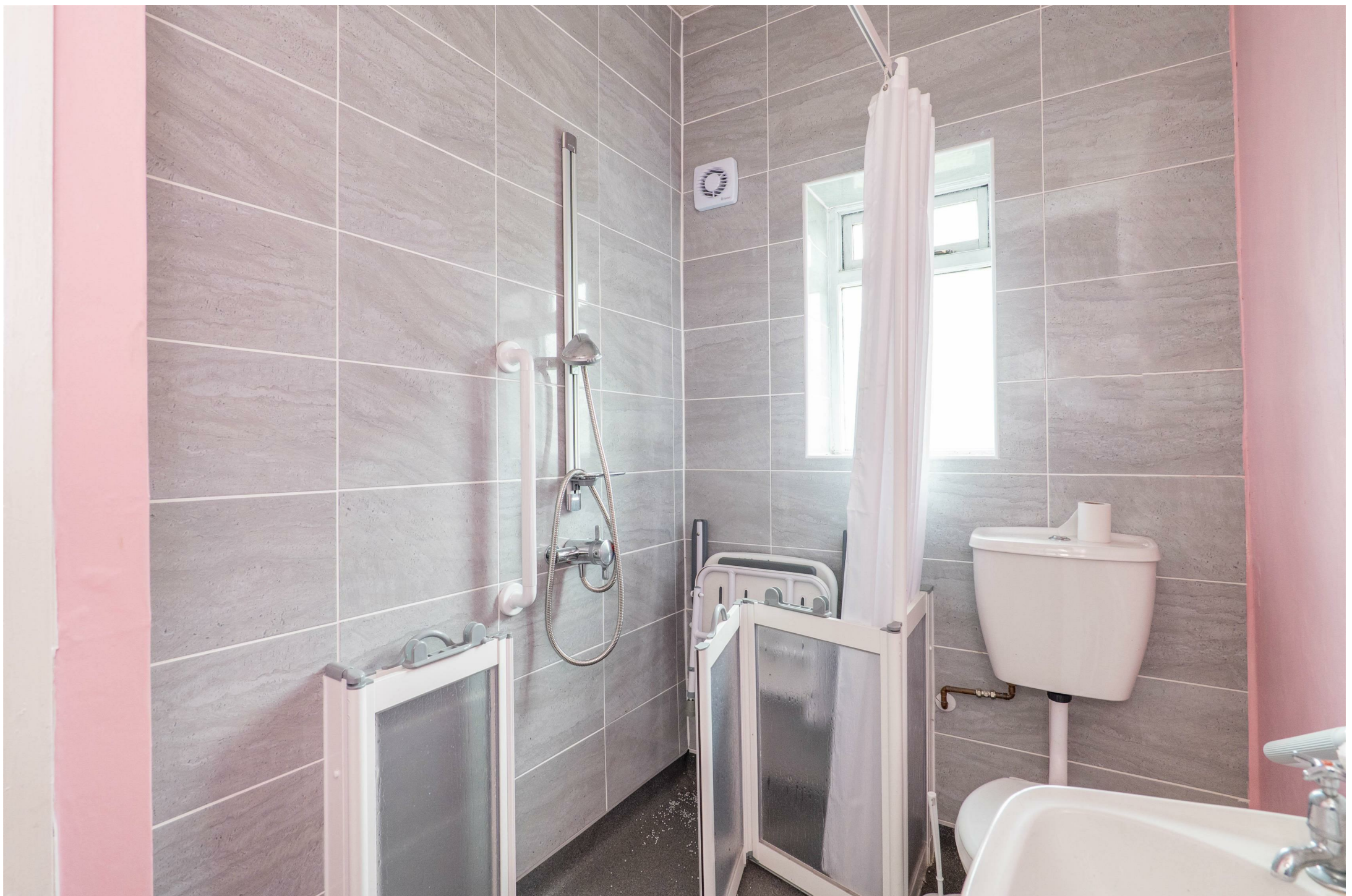
With its fantastic location, excellent transport links, and great potential for uplift, this property represents an attractive investment opportunity in the heart of Chorley.

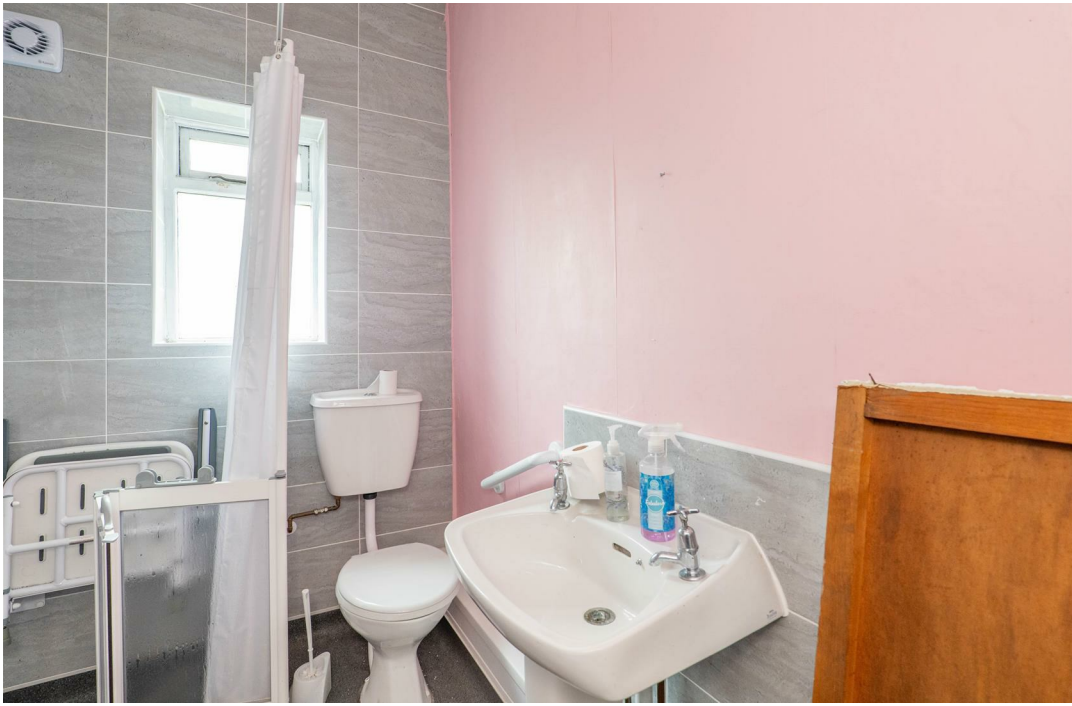




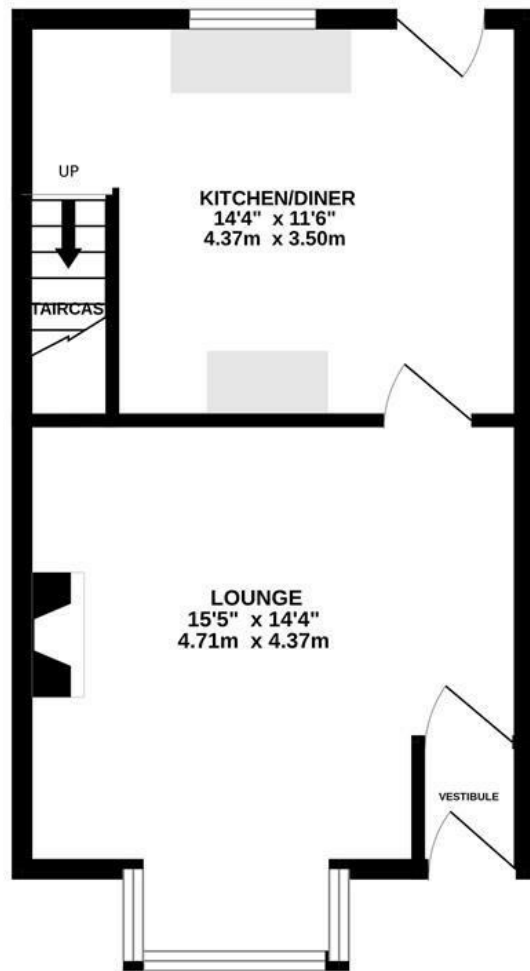




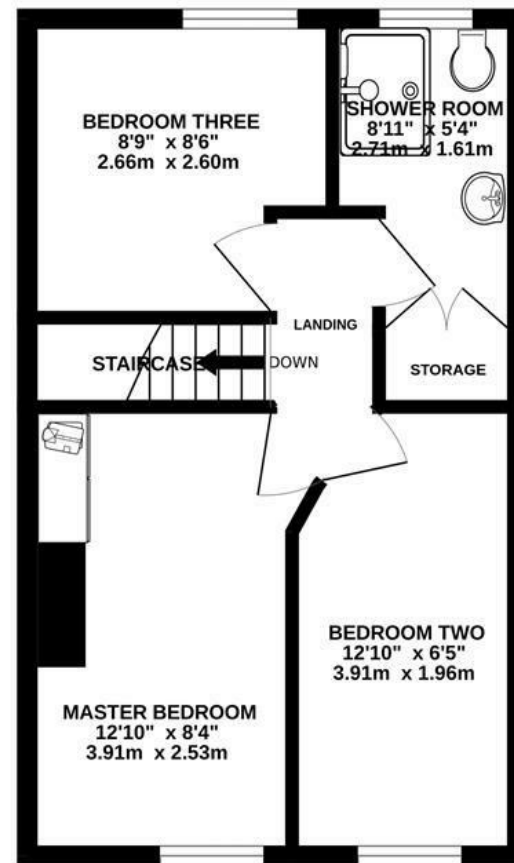




GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.

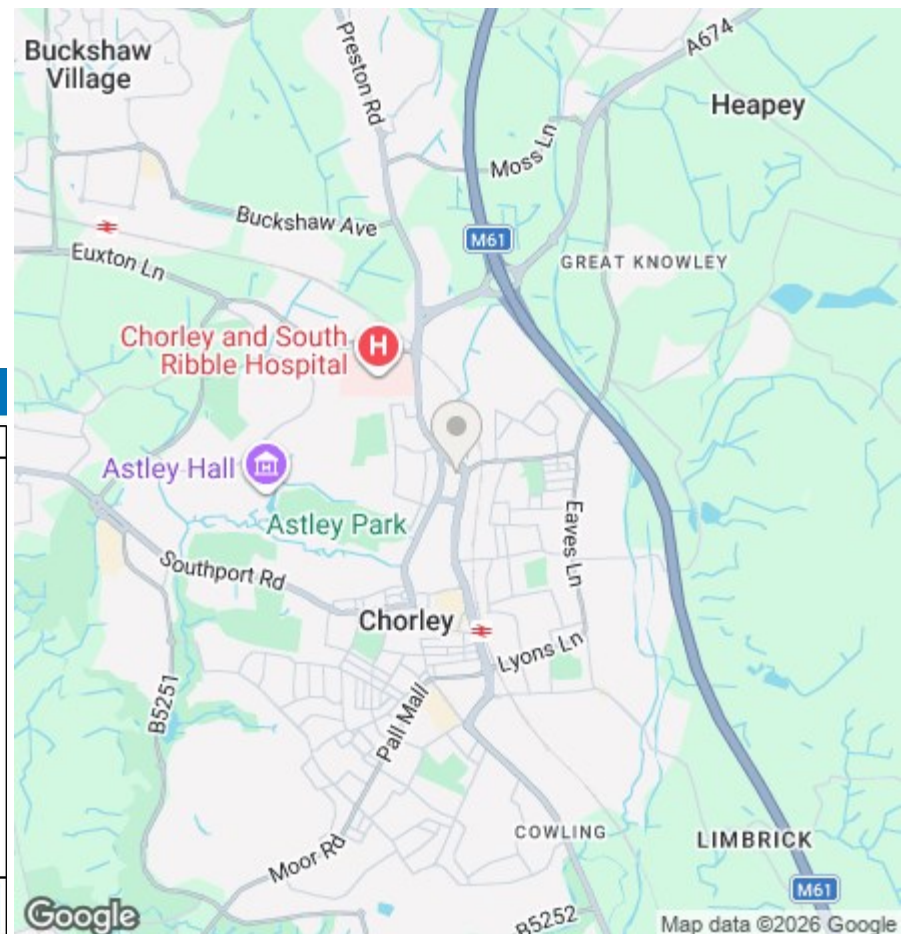


TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.

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		
(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	