



Geoffrey Street, Chorley

Offers Over £89,995

Ben Rose Estate Agents are delighted to bring to market this three bedroom, mid-terrace property just a short walk away from Chorley town centre. In need of some refurbishment, this would be an ideal project home, or for a first time buyer looking to get their foot on the property ladder. The property is located near to Chorley town centre and its superb local schools, shops and amenities, with fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance porch, where access to the lounge can be found. The good sized lounge, compromises of a fronted bay window, allowing for ample light and a gas feature fireplace, with through access tot he remainder of ground floor rooms.

Moving through you'll reach the generously sized dining room. This versatile space is large enough to comfortably fit a large family dining table, and provides access to the first floor via the stairs. You'll also find an additional fireplace and under stair storage cupboard here.

The Kitchen, located at the rear of the home is of a good size and accommodates ample wall and base units with external access to the rear yard.

Moving upstairs, you'll find three good sized bedrooms, with the master and bedroom two both sufficient in size to comfortably fit double beds. A three piece family bathroom with bath completes this floor.

Externally, to the front of the property is room for on road parking, whilst to the rear is an easy to maintain south facing yard with gated access to the ginnel behind.









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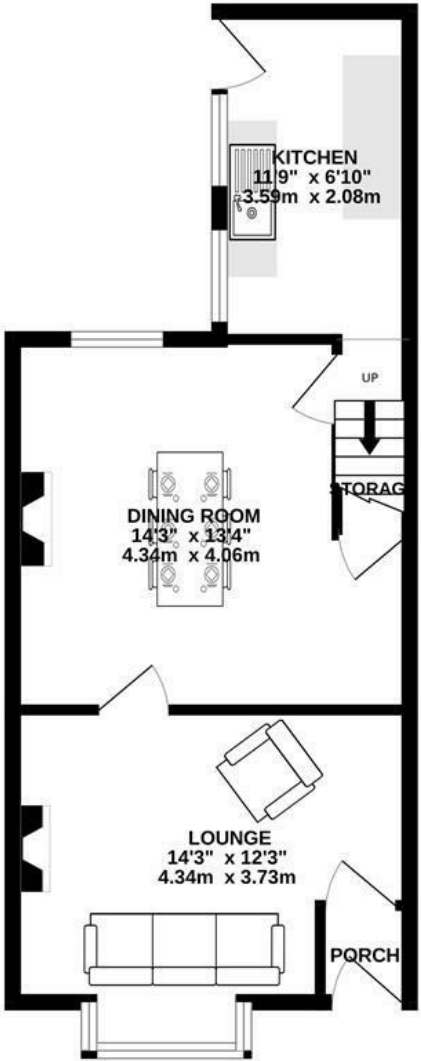
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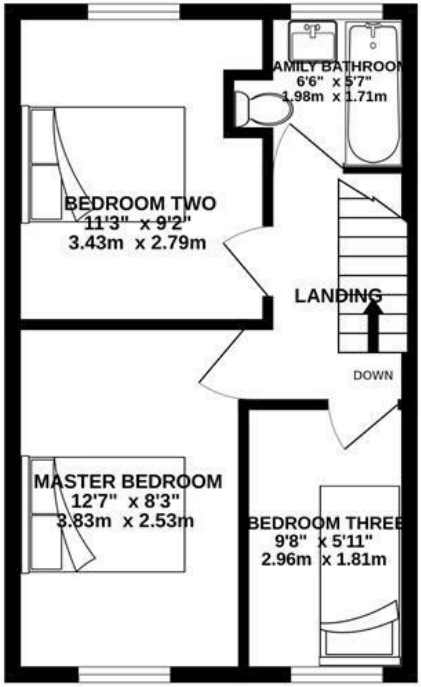


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GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.




1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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	<div>48</div>	<div>84</div>
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 