BEN ROSE

Garden Terrace, Chorley **Offers Over £119,995**

Ben Rose Estate Agents are pleased to present to market this well-presented mid terrace home, offered chain free and ideally suited to first time buyers and couples. Offering comfortable, manageable accommodation, it is a superb opportunity to step onto the property ladder. Chorley town centre is close by, with local shops, supermarkets, restaurants, pubs and schools all within easy reach. Chorley railway station provides services to Preston and Manchester, while excellent bus links serve Preston, Blackburn and Wigan. Commuters will appreciate the nearby M6 and M61 motorways, with Preston and Leyland also close at hand.

Step inside to a welcoming entrance hall, leading to a spacious lounge to the front of the home, a comfortable setting for relaxing or entertaining. To the rear, the fitted kitchen/dining room offers space for cooking and casual dining, with a door opening onto the rear yard.

Upstairs, the large master bedroom is a real highlight, offering generous space for furnishings. Bedroom two is a single, ideal as a child's room, guest room or home office. A three piece family bathroom completes the first floor.

Externally, the property benefits from street parking, while to the rear is a low-maintenance paved yard enclosed by high fencing, providing a private, secure space for outdoor seating. Offered with the added benefit of no onward chain, this convenient and practical mid terrace is sure to appeal to first time buyers and couples alike.

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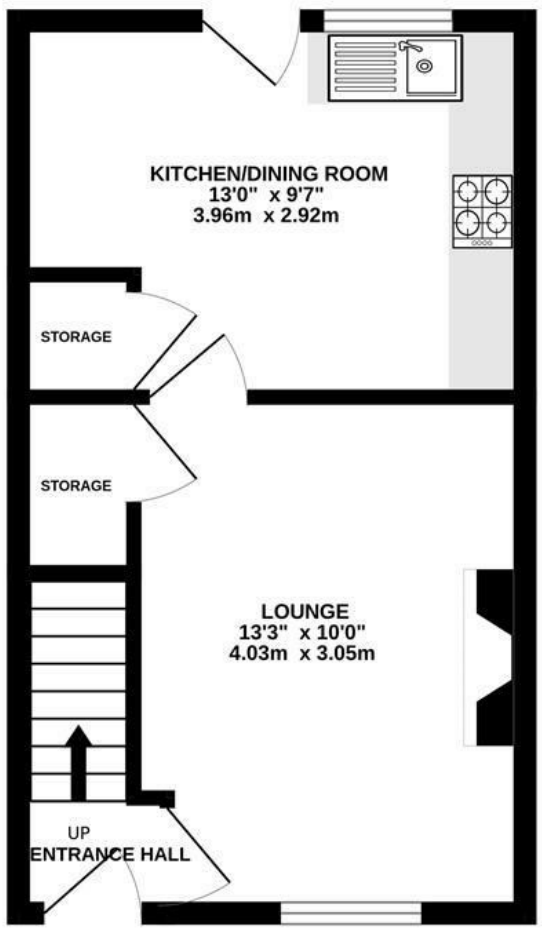
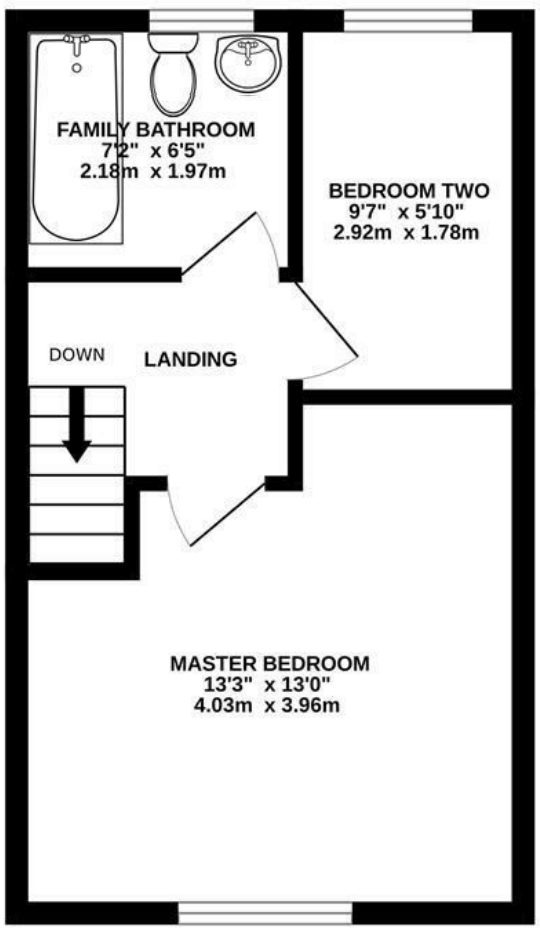
GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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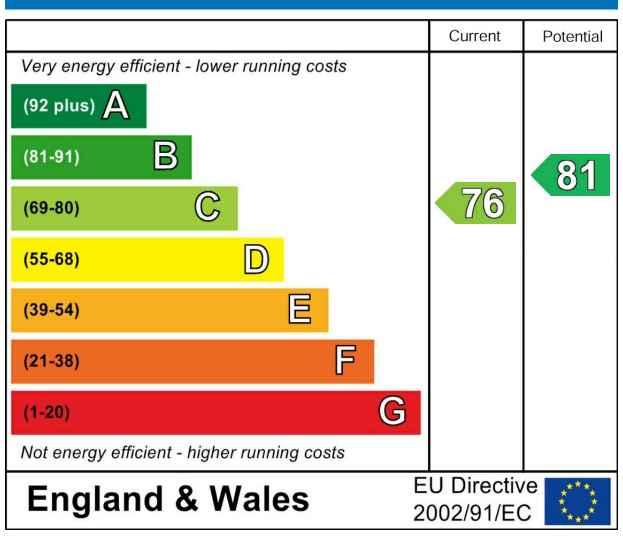
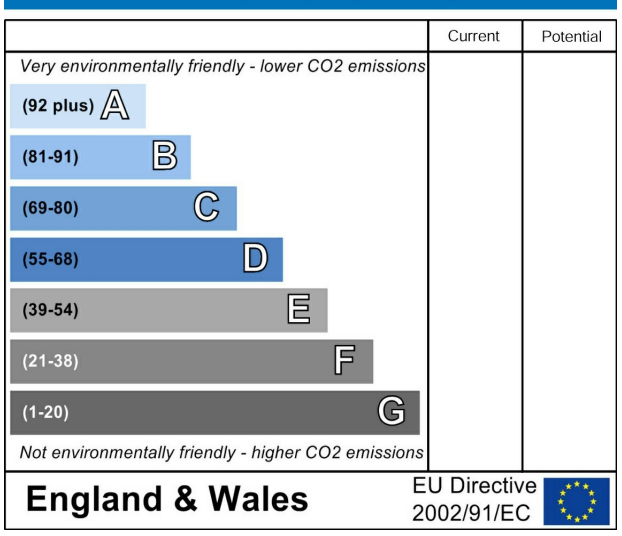
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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



Environmental Impact (CO_2) Rating