



## Beacon Street, Chorley

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this charming two bedroom mid-terrace home, ideally suited to first time buyers looking to step onto the property ladder. This well-presented property offers a spacious open plan layout, blending character with modern living, and is situated within comfortable walking distance of Chorley town centre. The home benefits from easy access to a wide range of local amenities including shops, supermarkets, cafes and leisure facilities, as well as excellent transport links. Chorley train station provides direct routes to Preston, Manchester and beyond, while nearby bus routes and access to the M61 and M6 motorways make commuting highly convenient.

Upon entering the home, you are welcomed via a vestibule that leads into a spacious and inviting front lounge, centred around a beautiful fireplace with a log burner—perfect for cosy evenings. The lounge seamlessly opens into a modern kitchen/breakfast room, creating a fantastic social space ideal for entertaining or everyday living. The kitchen features a central island with breakfast bar seating, offering both style and practicality. The staircase is positioned just off the kitchen, with a useful under stairs utility space providing room for a washing machine and additional storage.

To the first floor, the property continues to impress with two generously sized double bedrooms, both offering ample space for furnishings. Completing the interior is a well-appointed three piece family bathroom, fitted with a bath and overhead shower, providing both comfort and convenience.

Externally, the property benefits from permitted on-road parking to the front. To the rear, there is a well-maintained and private yard which can be accessed via a ginnel from the front—ideal for ease of access. The yard is attractively presented and features a charming rockery, offering a pleasant low-maintenance outdoor space. This delightful home combines character, practicality and a superb location, making it an excellent opportunity for first time buyers.

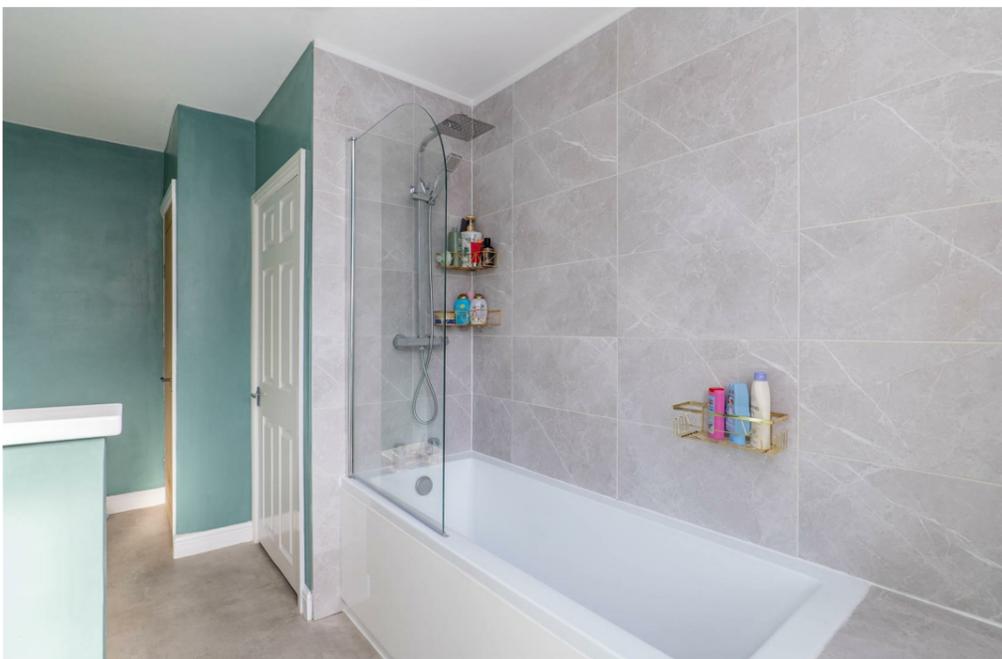
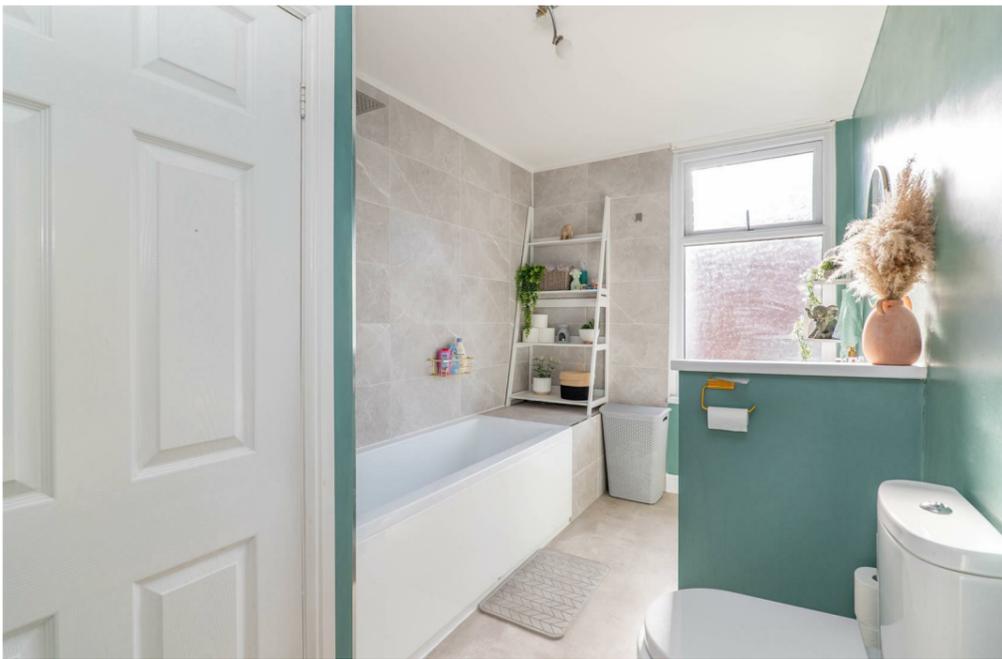




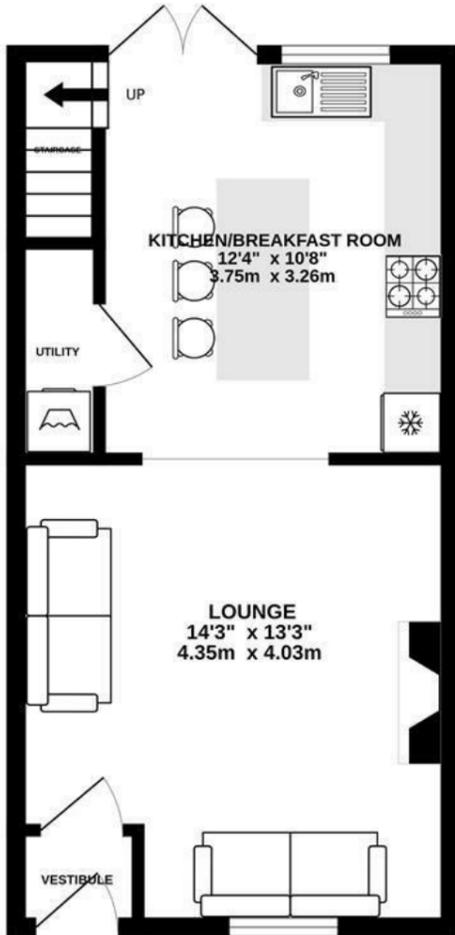




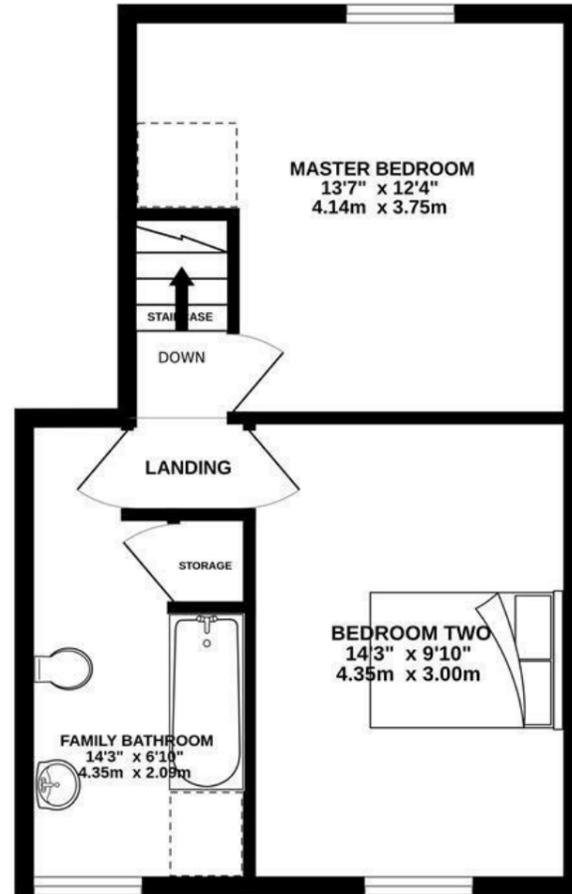




GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

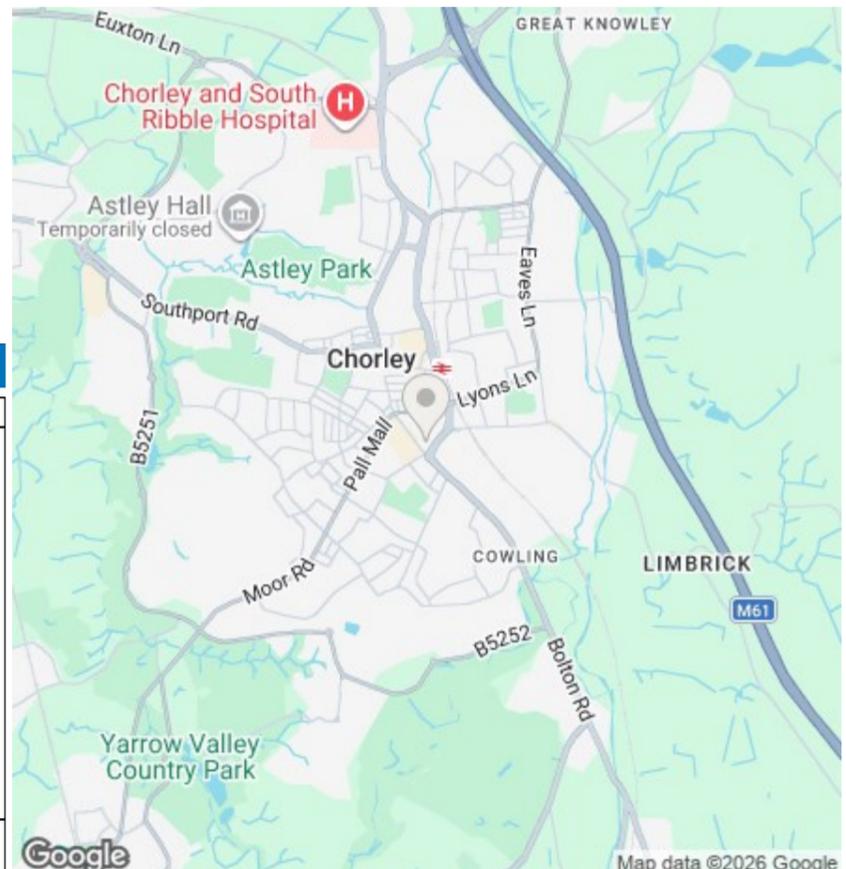


TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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