



## Stephenson Street, Chorley

**Offers Over £119,995**

**\*\*Attention Investors - selling with tenant in situ\*\***

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-terrace home, ideally suited to first-time buyers, couples and investors. Positioned within walking distance of Chorley town centre, the property enjoys superb access to local shops, supermarkets, restaurants, pubs and well-regarded schools. Excellent transport connections further enhance its appeal, with nearby Chorley rail station offering direct services to Preston and Manchester, alongside strong bus links to Preston, Blackburn and Wigan. For those commuting by car, the M6 and M61 are only a short drive away, providing convenient travel across the wider region.

Stepping through the entrance porch, you are welcomed into a home that offers high ceilings and spacious rooms, creating a sense of openness throughout the ground floor. The full-width lounge sits to the front, offering a bright and comfortable living area ideal for relaxing or entertaining. This leads through to a well-proportioned dining room, perfect for family meals or gatherings. Completing the ground floor is the galley-style fitted kitchen, offering ample storage and preparation space.

To the first floor, the master bedroom provides generous double accommodation, while the second bedroom also offers a spacious double layout. The third bedroom is a versatile single room, equally suited as a nursery, guest room or home office. The floor is completed by a three-piece family bathroom, neutrally finished and practical for everyday use.

Externally, the property benefits from street parking, while the paved rear yard offers a low-maintenance outdoor area, ideal for seating, storage or potted plants.

Overall, this well-located end-terrace presents an excellent opportunity for those seeking a conveniently positioned home close to amenities and transport links, offering great potential for owners or investors alike.





















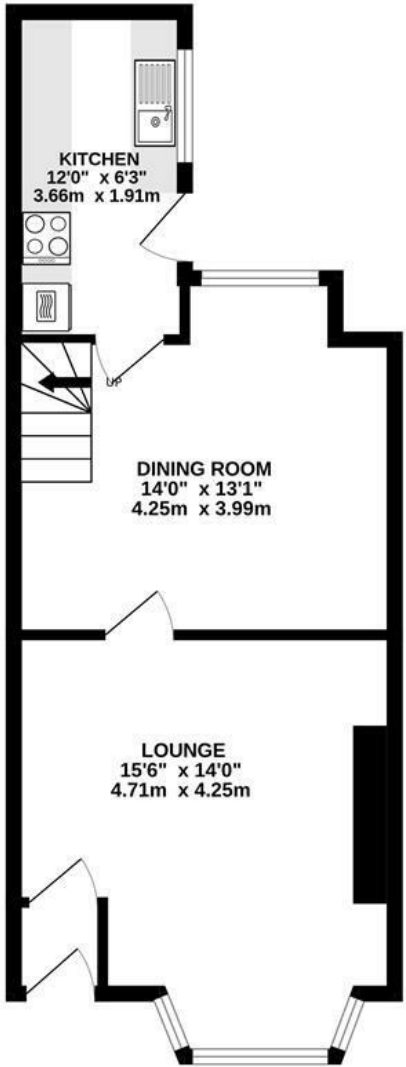




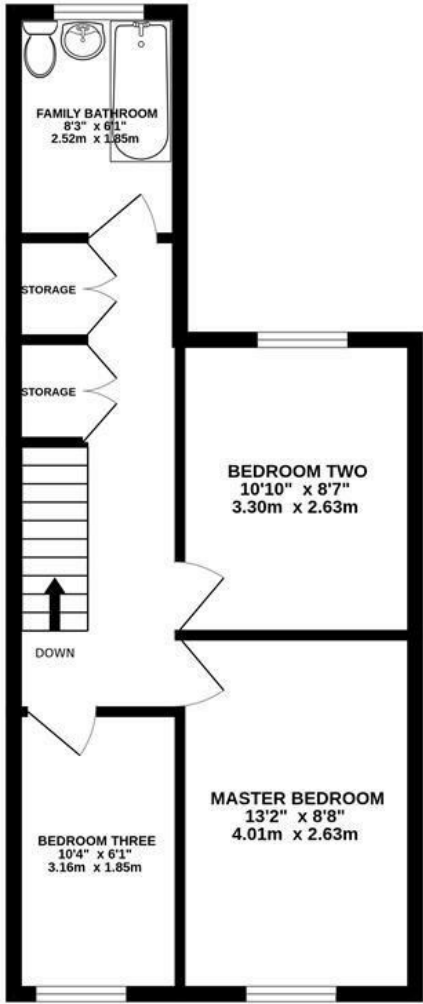


# BEN ROSE

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.




TOTAL FLOOR AREA : 855 sq.ft. (79.5 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 