



Stump Lane, Chorley

Offers Over £155,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, mid terrace home nestled in the sought-after area of Chorley. Situated within close proximity to a range of local amenities, excellent travel links, and boasting a deceptively spacious interior, this home is perfect for first-time buyers looking to get their foot on the property ladder.

Stepping through the entrance porch, you are welcomed into a spacious reception hallway, where a staircase leads to the upper level. To the right, you'll find spacious lounge featuring high ceilings and a large bay window that overlooks the front aspect. Continuing through, you enter the dining room, currently used as a second sitting room. This inviting space offers ample room for a large family dining table and includes access to under-stair storage. From here, you step into the modern kitchen/diner at the rear. The spacious kitchen is equipped with an integrated oven and hob with additional space for freestanding appliances. A single door here leads out to the yard.

Upstairs, there are three well-proportioned bedrooms. Additional storage is available on the landing and a three-piece family bathroom, complete with an over-bath shower, completes this floor.

Externally, the front offers ample on-street parking, while the rear features a good sized L-shaped yard.





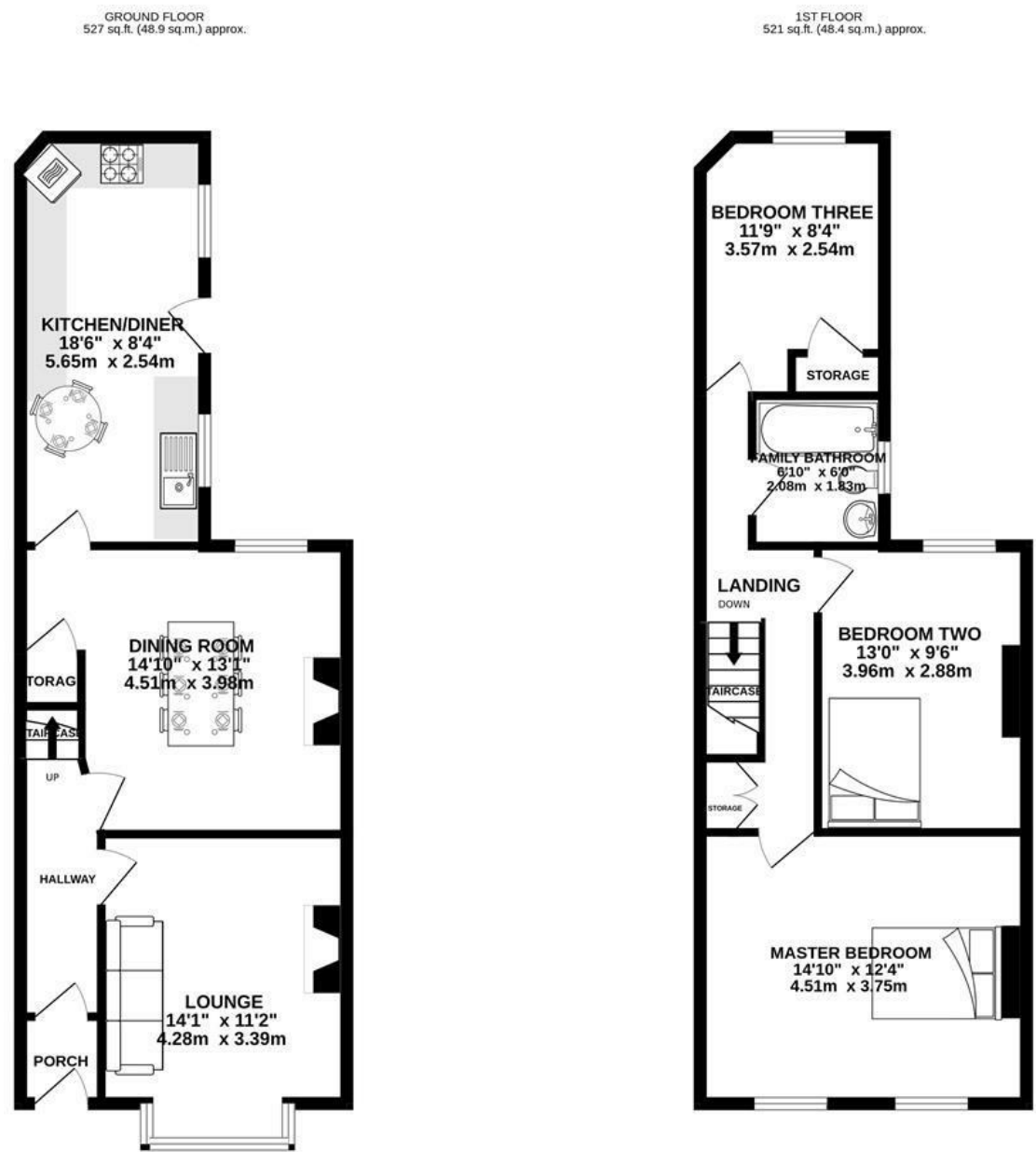








BEN ROSE



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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 errors, 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 | | |
| | 68 | 80 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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 | |

