



## Eaves Lane, Chorley

£675

\*\*\*FULLY BOOKED\*\*\*

Ben Rose Estate Agents are delighted to bring to the rental market this two bedroom ground floor apartment on an ever popular street in Chorley. Ideally located close to Chorley's local schools and amenities, there are excellent travel links via the M65 and M6 Motorways along with Chorley Train and Bus Station.

This fully renovated home comprises of an entrance hall that gives access to the second bedroom. The second bedroom is a spacious double with a large front facing window allowing for ample light.

Moving through you'll enter into the lounge/kitchen. The modern kitchen comprises of an induction hob/oven with room for freestanding appliances and offers access to the rear yard via a single door. The lounge will accommodate a sofa set and is complimented by a good sized under stair storage cupboard.

Continuing to the rear you'll find a modern three piece family bathroom with corner shower and the master bedroom. The master itself will comfortably fit a double bed and furnishings.

To the rear is a good sized yard paved throughout and offering gated access to the lane behind the home. On road parking can be found to the front and side streets of this delightful home.









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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   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |   |
| (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>   |                            |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |   |
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