



Lennon Street, Chorley

£695

***Viewings Fully Booked ***

Ben Rose Estate Agents are delighted to present to the rental market this warm and welcoming spacious two bedroom home, this lovely home that has a lot to offer. The property is situated within walking distance of local amenities with great motorway links (M6-M60) with bus and railway networks all on your door step. This property must be viewed to appreciate the living accommodation on offer.

Internally the property briefly comprises of an open plan bright and airy Lounge through to the stunning kitchen/diner with fully fitted modern units finished with complimentary work surfaces and integral appliances and access out into the garden area. Moving up the open plan staircase you will find a modern three piece suite in the bathroom including a corner bath and two good sized bedrooms/ or potential office space to the 2nd bedroom.

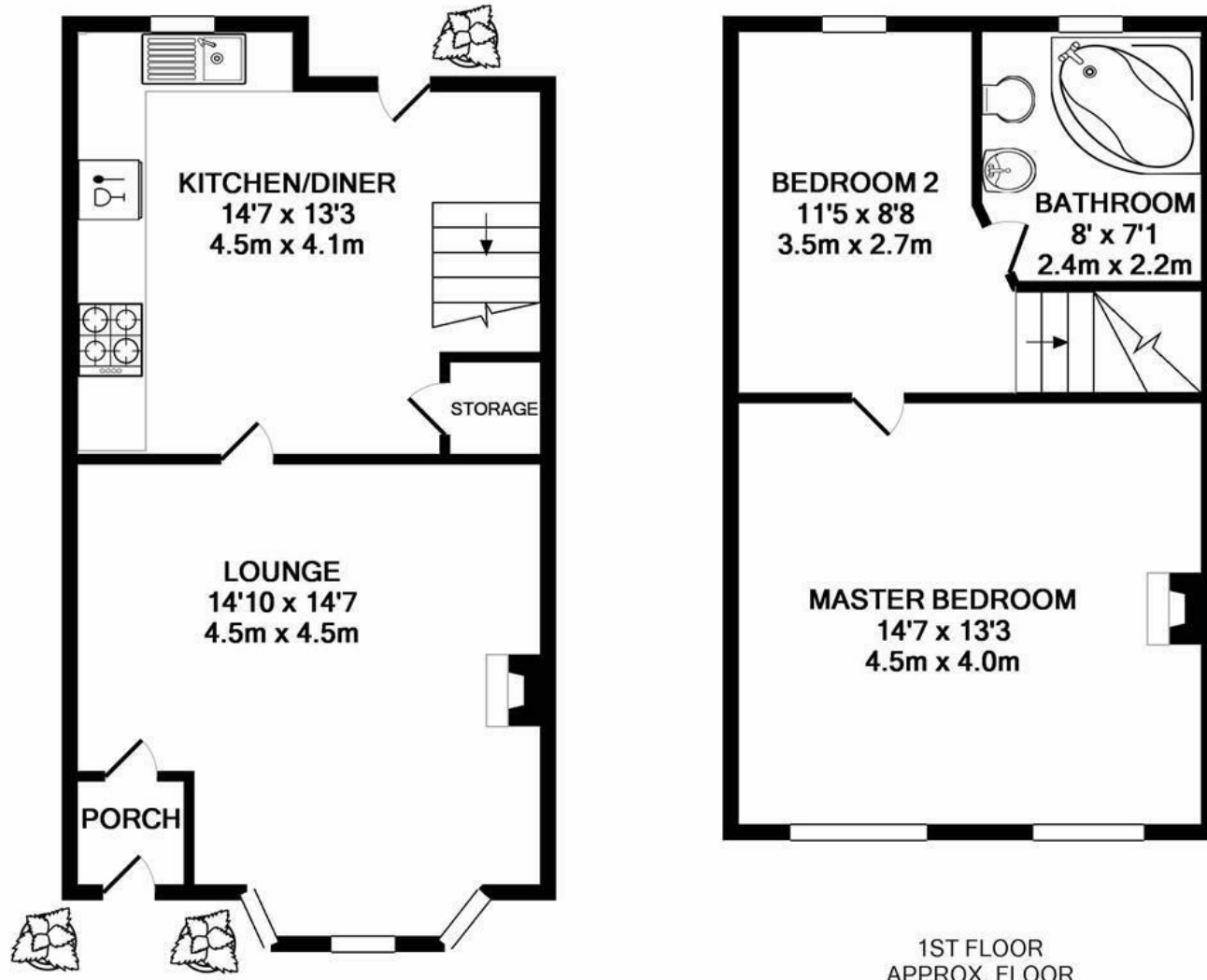
Externally, to the rear of the property there is a good sized flagged patio area with a wooden gate with access to the back.

The property benefits from double glazing and a new central heating boiler. The entire house has been newly decorated being finished off to a high standard.

The room dimensions of all our properties can be found on the floor plan.







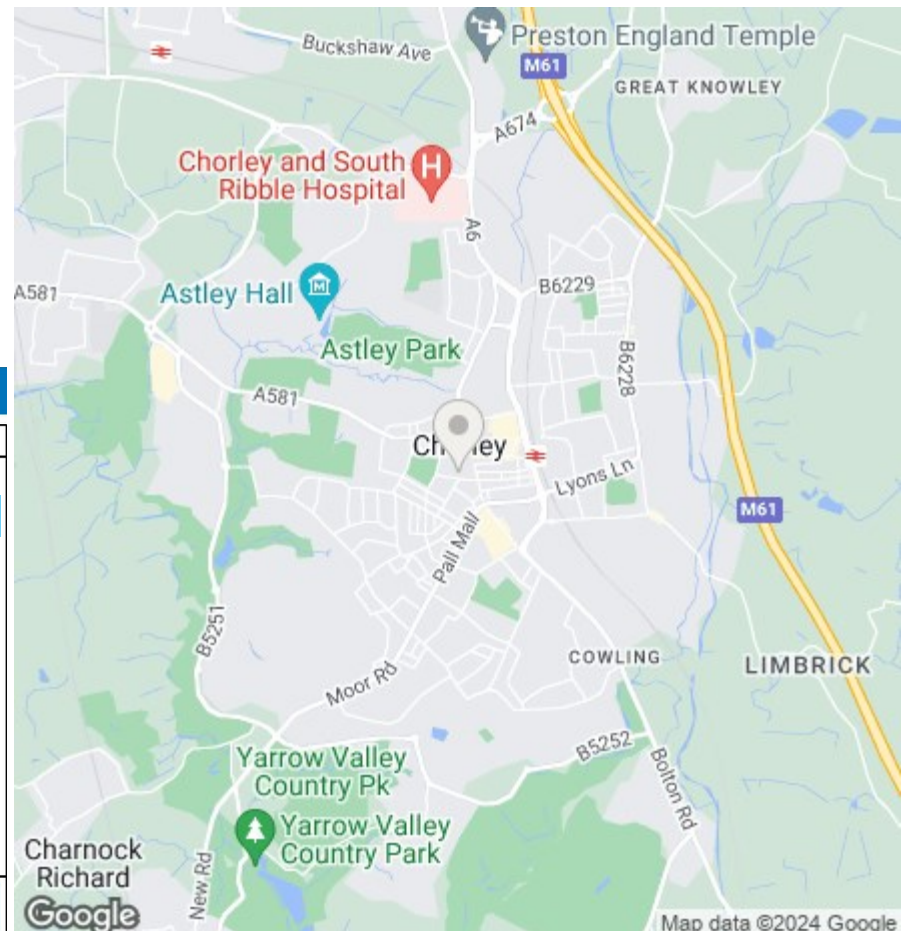
GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B			
(69-80) C		74	
(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	