

# BEN ROSE



**Chorley Old Road, Whittle-Le-Woods, Chorley**

**Offers Over £249,995**

Ben Rose Estate Agents are delighted to present to the market this lovely character Pub is located in a fantastic Village location just a short distance away from Chorley/Preston Town Centre, great Motorway networks situated in a residential area situated in a prominent position on a B road, close to local amenities. This small single bar terraced village local was built in 1820 to serve the adjacent branch of the Leeds-Liverpool canal (now filled in). Long and narrow it comprises a small bar with separate games room. The Pub is being offered with living accommodation to the first floor, which is 2/3 bedrooms, family bathroom and living room and kitchen. There is a well established clientele base, being in the hub of the community.












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 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 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>			
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