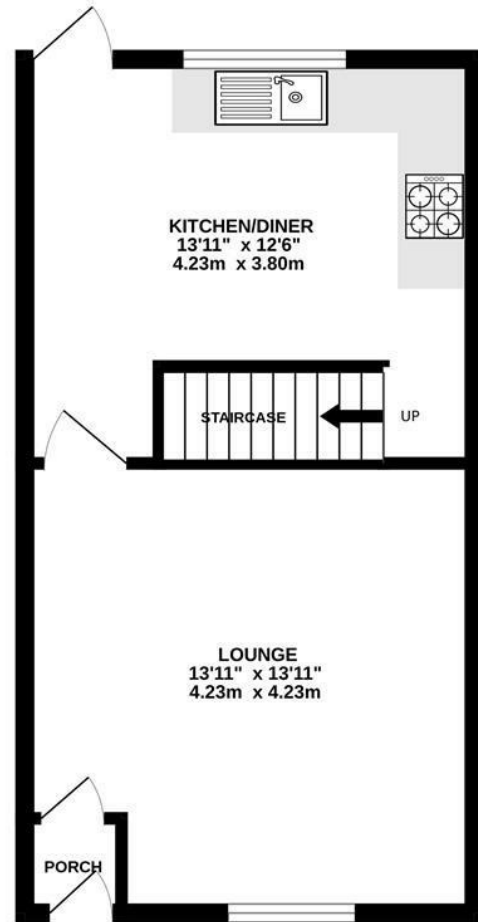
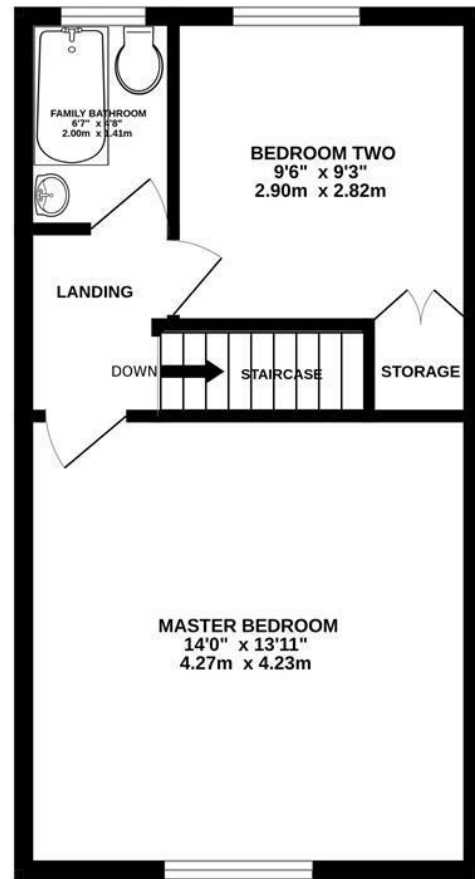


GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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
61	74

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
61	76

England & Wales EU Directive 2002/91/EC

BEN  ROSE



**Hindley Street, Chorley**

**£725**

\*\*\* No Further Viewings Available\*\*\*

Ben Rose Estate Agents are pleased to present to the rental market this charming, two bedroom, terrace home situated on the outskirts of Chorley town centre. The property has excellent travel links via local motorways (M6 & M61) and benefits from superb local schools, supermarkets and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch leading into the spacious lounge. From the lounge you will enter the large kitchen/diner with open plan staircase and access to the rear garden.

Moving upstairs, you will find two good sized bedrooms, with bedroom two benefiting from integrated storage. The three piece family bathroom with over the bath shower can also be found on this floor.

Externally, to the front of the property is a walled front garden, gravelled for easy maintenance as well as on road parking. To the rear is a good size yard space with a gate leading to the rear of the property.



