



Deerfold, Chorley

Offers Over £49,995

TENANT IN SITU - CURRENTLY MAKING £495pcm ON ROLLING CONTRACT*

Ben Rose Estate Agents are pleased to present to market this bright and airy studio apartment in a much sought after residential area within close proximity of Chorley town centre perfect for investors. The property has excellent travel links to all major towns and cities in the area with great links to the M6 and M61. The apartment is being marketed with a tenant in situ.

As you enter the studio apartment, you'll be greeted with a generously sized lounge and kitchen area that comes with complementary worktops. The bathroom offers good space with a three-piece suite with modern grey tiling and shower. The master bedroom has a good amount of light and could also be used as a study or office space. The room dimensions of all our properties can be found on the floor plan.

Property to sell?

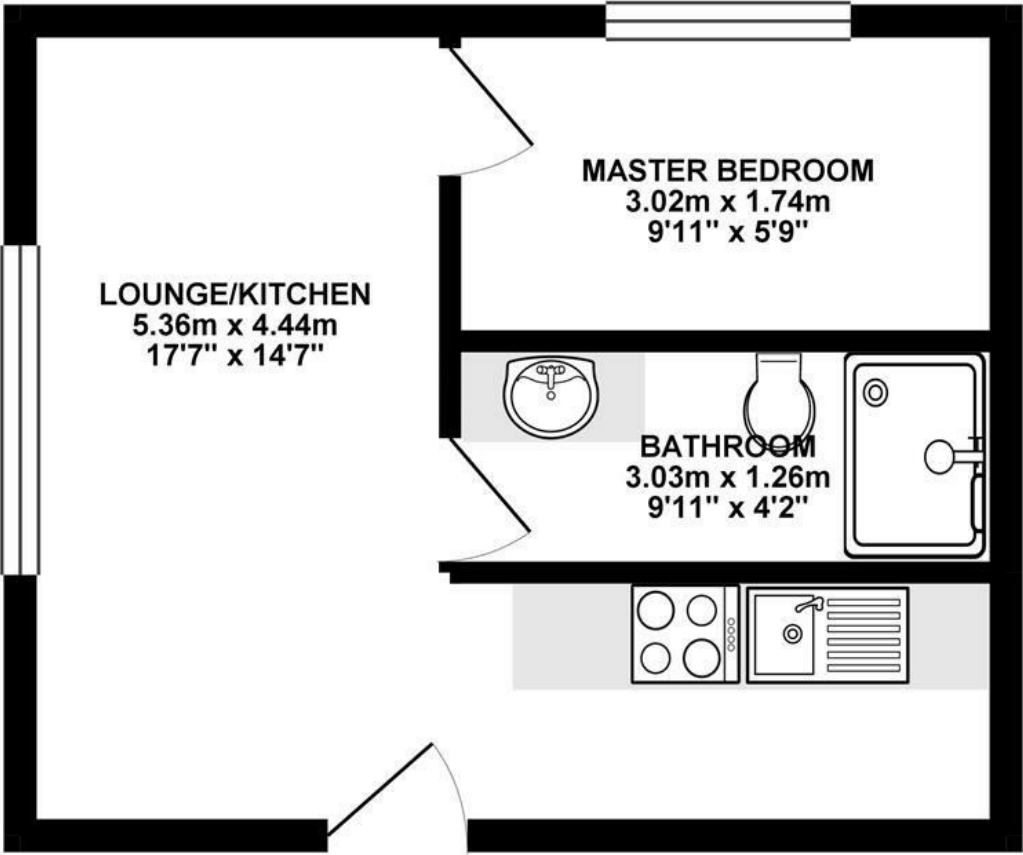
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.





BEN ROSE

GROUND FLOOR 23.80 sq. m.
(256.18 sq. ft.)



TOTAL FLOOR AREA : 23.80 sq. m. (256.18 sq. ft.) 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.
Made with Metropix ©2019



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	78
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		
	70	70
England & Wales	EU Directive 2002/91/EC	

