



Brancker Street, Chorley

£725

No More Viewings

Ben Rose Estate Agents are pleased to present to market this good size two bed terrace property for rental that is situated just off Coppull Road in Chorley. The property is situated only a two minute drive from Chorley town centre and its superb local schools, shops and amenities with fantastic travel links via the local train station and the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a spacious lounge with feature fireplace and doorway access to the communal ginnel that runs down the side of the property. Next to the lounge is the newly installed, bright and airy kitchen with both freestanding and integral appliances.

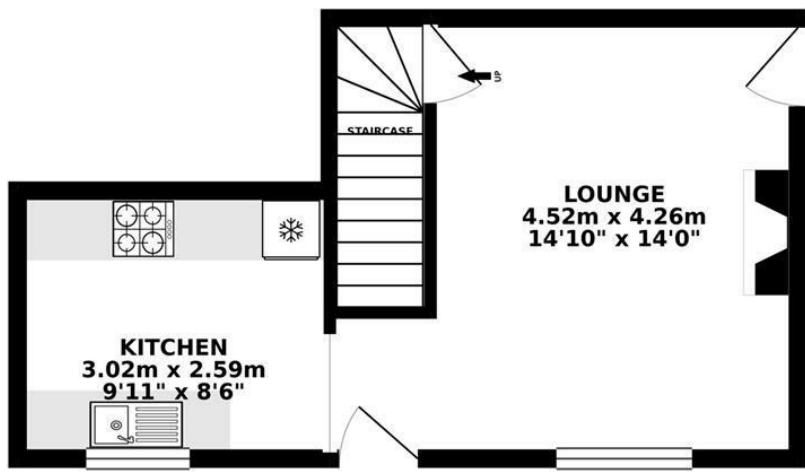
Moving upstairs, you'll find two good sized bedrooms and the three piece family bathroom with over the bath shower. There is also addition integrated storage over the staircase.

Externally, to the front of the property is a shared parking area that is accessed just off the main road.

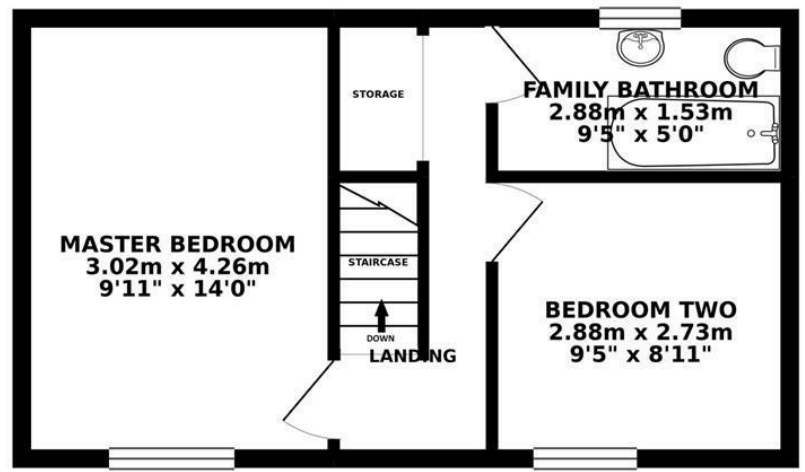




GROUND FLOOR 27.10 sq. m.
(291.72 sq. ft.)



1ST FLOOR 31.63 sq. m.
(340.51 sq. ft.)

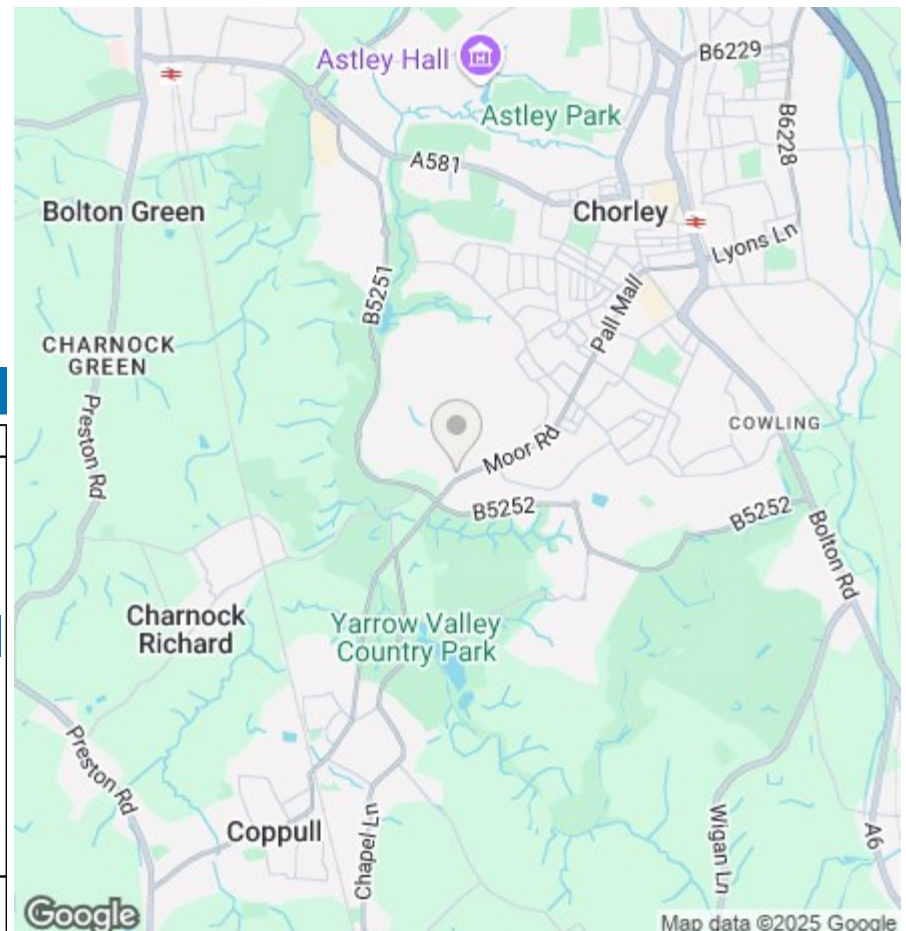


TOTAL FLOOR AREA : 58.74 sq. m. (632.23 sq. ft.) approx.


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.
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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		
(81-91) B		
(69-80) C		
(55-68) D	57	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	