

# BEN ROSE



**Croft Road, Chorley**

**£775 PCM**

Ben Rose Estate Agents are delighted to present to the rental market this beautifully presented, two bedroom mid-terrace home that is located within walking distance of Chorley Town Centre. The property has superb local amenities such as supermarkets, bars and restaurants right on the doorstep. It also benefits from bus and railway links just a short distance away and within great commuting distance of all major northwest towns and cities via local motorways (M6 & M61).

Internally, the property briefly comprises of a welcoming entrance hall that leads through into the lounge. The space features a gorgeous, traditional styled fireplace and a tall front window that brings in an abundance of natural lighting. Back through the hall, you'll enter into the open-plan dining room where you'll find the stairs leading to all first floor rooms. This space is ideal for a large family dining table and could even be used as a family room away from the lounge. You'll also have access to the under-stair storage from here.

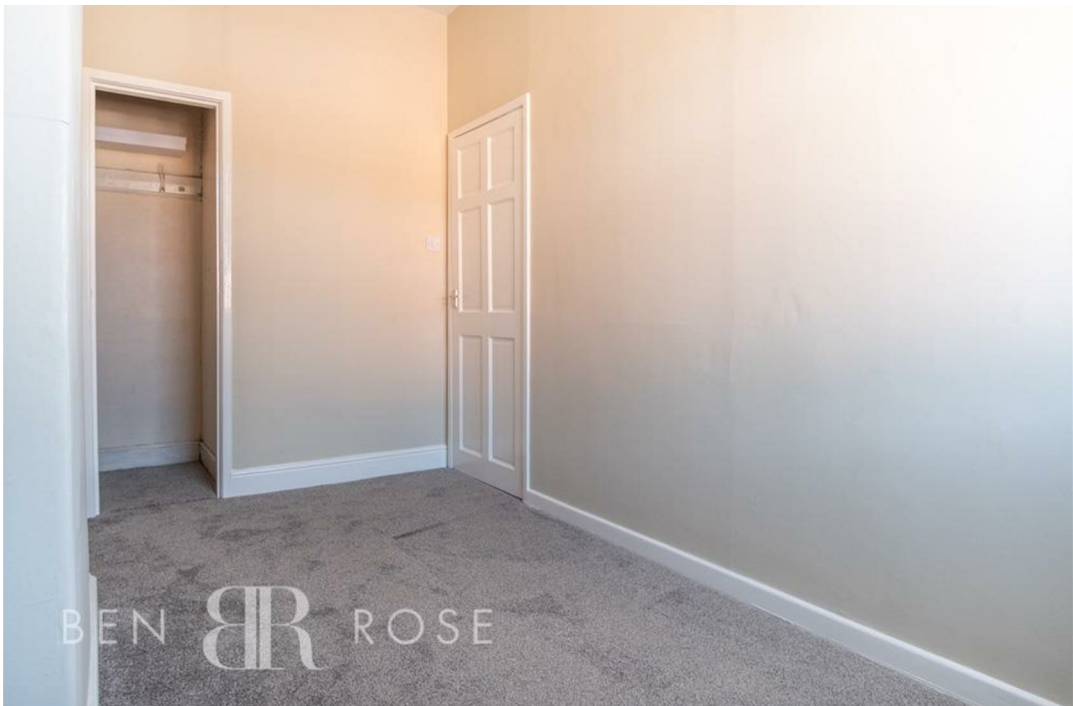
Continuing towards the rear of the property you'll reach the modern fitted kitchen with an integrated hob/oven and space for other freestanding appliances to be fitted. Access to the yard can also be found here.

Moving upstairs, you'll find two good sized bedrooms with the master spanning the width of the house and bedroom two benefitting from internal wardrobe space. You'll also find the three piece family bathroom on this floor with an over the bath shower on this floor.

Externally, to the front of the property is space for on-road parking, whilst to the rear is a convenient yard with gated access to the ginnel behind. You'll also find shed space here for additional storage options.













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                                 | <div>61</div> | <div>82</div>                                                                                               |
| (81-91) B                                   |               |                                                                                                             |
| (69-80) C                                   |               |                                                                                                             |
| (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 <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

