

BEN ROSE



Collingwood Road, Chorley

£975 PCM

Ben Rose Estate Agents are please to present to the market this, three bedroom semi-detached property situated on the popular street of Collingwood Road. This would be an ideal home for a first time renter or small family. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefiting from good local schools, supermarkets and amenities on your door step. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming reception hall that immediately gives access to the three piece shower room just passed the staircase. Moving through the hall, you'll enter into the spacious lounge/diner that offers a fireplace as a center piece and sliding door access to the garden from here. There is also space for a family dining table to be placed here. Just off the lounge/diner is the kitchen that offers fitted units in the bay window as well as a washer and oven included in the price.

Moving upstairs, you'll find three good sized bedrooms with bedroom two benefiting from fitted wardrobes.

Externally, to the front of the property is a driveway that leads down the side of the home to the carport and garage. To the rear is a secluded garden area with a central laid lawn as well as a raised patio area for garden furniture.

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







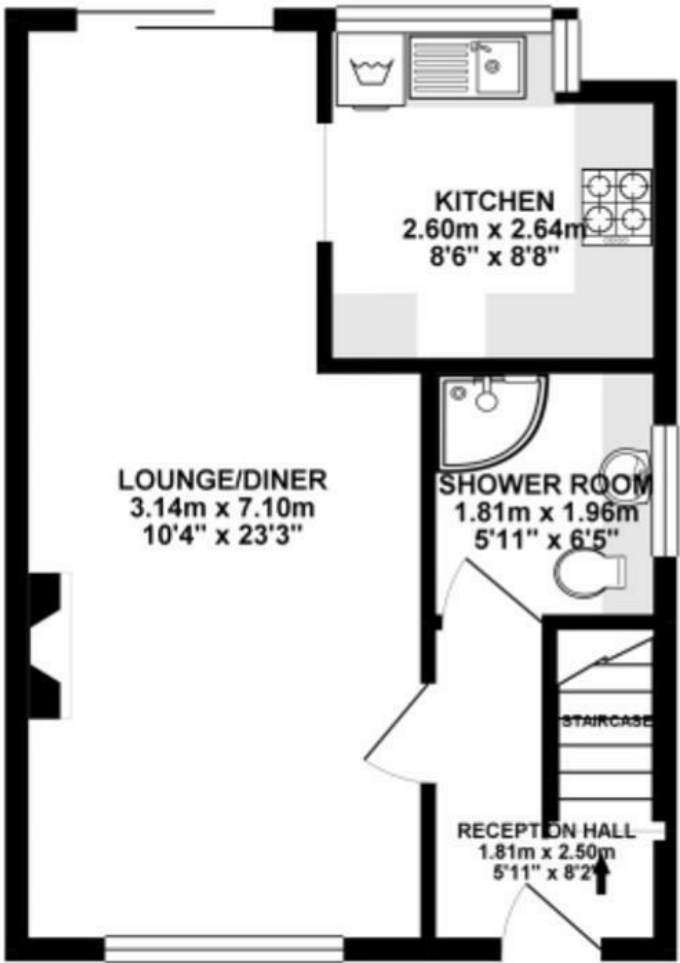




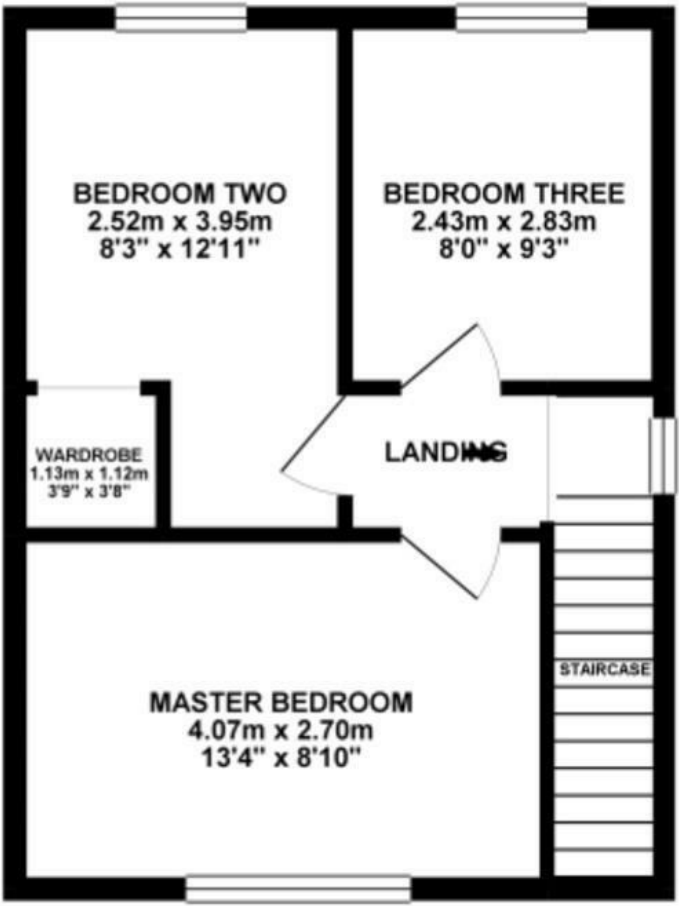


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GROUND FLOOR 34.73 sq. m.
(373.83 sq. ft.)



1ST FLOOR 32.95 sq. m.
(354.62 sq. ft.)



TOTAL FLOOR AREA : 67.68 sq. m. (728.46 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		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 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		
England & Wales	EU Directive 2002/91/EC	

