



## Weldbank Lane, Chorley

**Offers Over £139,995**

**\*\*Attention Investors - This property is being sold with tenants in situ\*\***

Ben Rose Estate Agents are pleased to present to market this excellent investment opportunity—a four-bedroom end-terrace property in the heart of Chorley, currently operating as a House of Multiple Occupancy (HMO) with tenants already in situ. Offering an immediate rental return, this well-located home is ideal for investors seeking a dependable and high-yield asset. The property is within walking distance of Chorley town centre, placing shops, supermarkets, restaurants, pubs and schools right on the doorstep. Exceptional transport links include rail services to Preston and Manchester, regular bus routes to Preston, Blackburn and Wigan, and close proximity to the M6 and M61, ensuring easy access to neighbouring areas such as Leyland and Preston.

Stepping inside, you are welcomed into the entrance hall, which leads directly to Bedroom One, a generous double room positioned at the front of the home—ideal for tenant demand. Continuing through, the hall opens into a large lounge/dining room, providing a comfortable communal space for residents. The ground floor is completed by the fitted kitchen, offering plentiful work surfaces and storage suited to multiple occupants.

To the first floor, you will find three further double bedrooms, each offering good proportions and ensuring maximum occupancy potential. A three-piece bathroom serves this floor, providing practicality and convenience for tenants.

The property also benefits from a basement, offering useful additional storage—an attractive feature for shared living arrangements.

Externally, there is street parking to the front, while the rear of the home offers a compact, low-maintenance outdoor space that is shared with another property.

Overall, this is a fantastic opportunity for investors looking to acquire a fully operational, well-positioned HMO with tenants in situ and strong long-term rental appeal.

Externally, the property enjoys a low-maintenance set-up with street parking available to the front. A compact rear area offers useful outdoor space while remaining easy to manage—an appealing feature for investors.

Overall, this property presents an excellent opportunity to acquire a fully operational HMO in a highly accessible location, offering immediate rental income and long-term investment potential.





















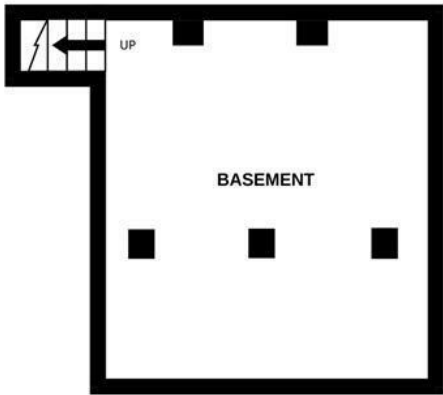




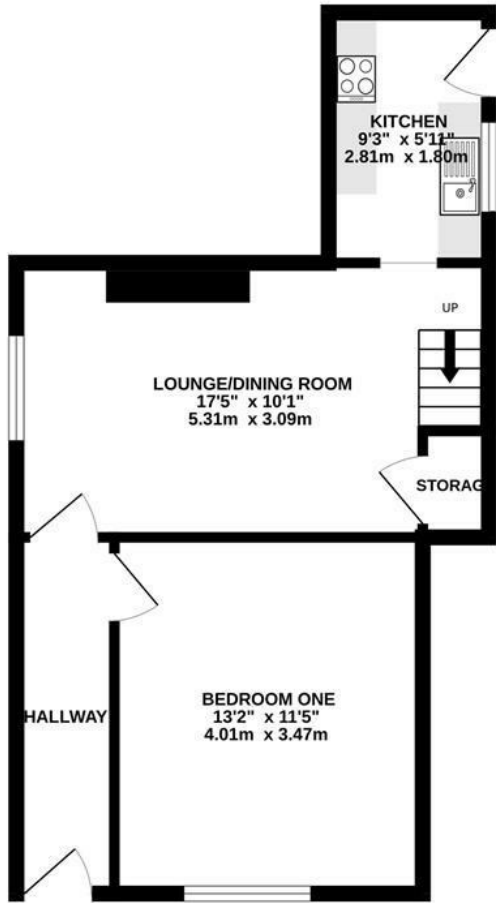


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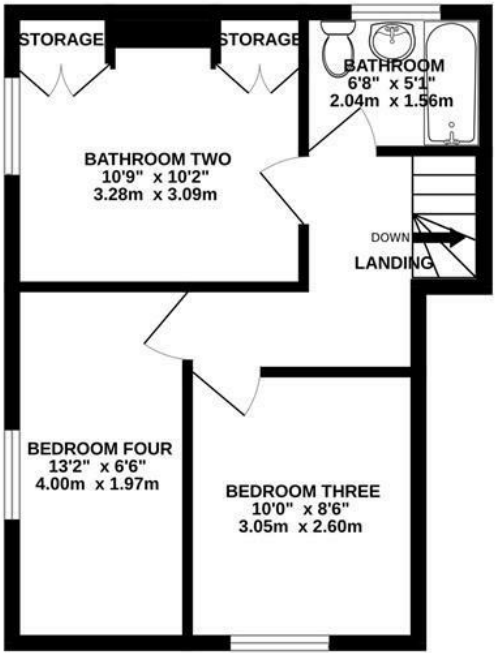
BASEMENT  
174 sq.ft. (16.2 sq.m.) approx.



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 85                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 67      |                                                                                                             |
| (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  |

