



## Water Street, Chorley, Lancashire

**£875**

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented two-bedroom mid-terrace property, ideally located in the heart of Chorley. The home is within walking distance of excellent local schools, shops, and amenities, as well as superb travel links via nearby Chorley train station and easy access to the M6 and M61 motorways.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a charming multi-fuel stove and a large window overlooking the front aspect. From here, you enter the kitchen, which offers ample storage, a Rangemaster cooker, and additional space for freestanding appliances. The kitchen flows seamlessly into the dining room, providing generous space for a family dining table, with double patio doors opening onto the rear garden.

Moving upstairs, you will find two well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. The charming three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, there is ample on-street parking at the front of the property. To the rear is a good-sized garden featuring established borders and a flagged patio, perfect for adding garden furniture and enjoying the outdoors.

Viewing at your earliest convenience is highly recommended to avoid disappointment.





















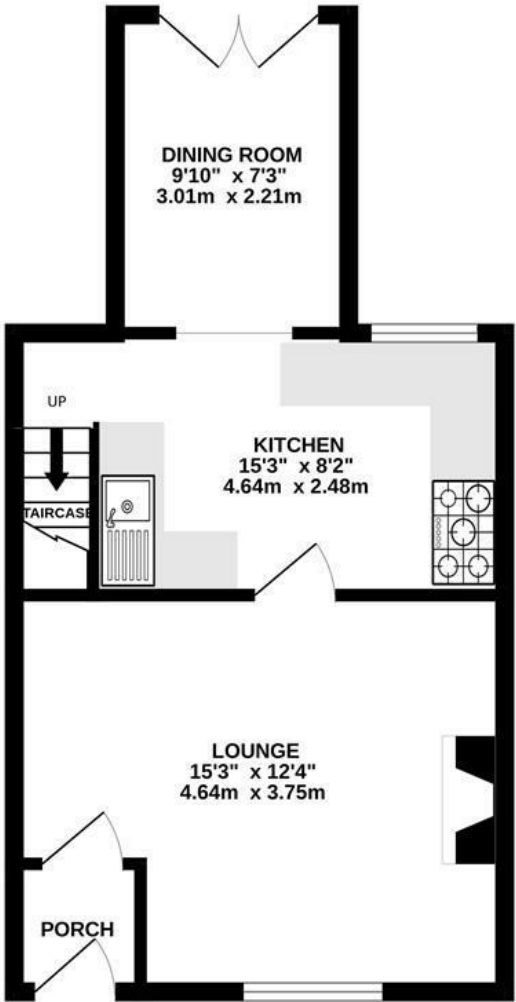




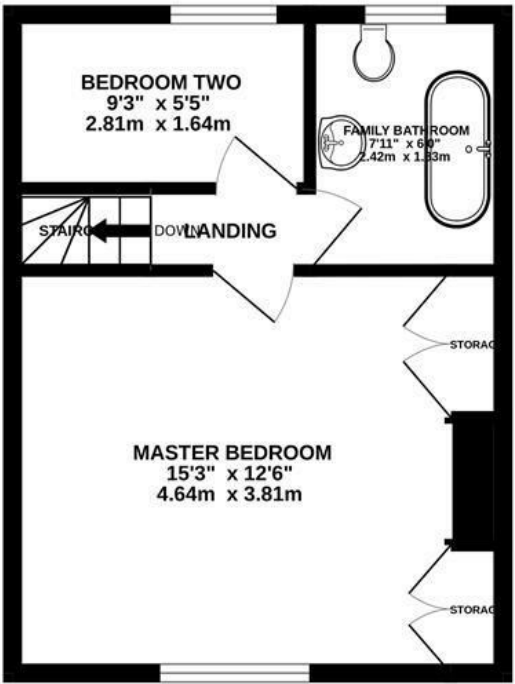


# BEN ROSE

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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		
(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	

