



## Harrison Road, Chorley

**£850 PCM**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom terraced house available to let in Chorley. Situated just a five-minute drive from Chorley Town Centre, this home offers a blend of comfort and convenience with excellent access to local amenities. The property benefits from nearby transport links, including local bus routes, Chorley train station, and the M61 motorway, making it an ideal choice for commuters.

Upon entering the property, you are welcomed into an entrance hall that leads to the hallway. To the front of the house is a cozy lounge featuring a window that allows natural light to fill the space and a charming fireplace that adds warmth and character. Adjacent to the lounge is the dining room, which also boasts a fireplace and a window. This room offers access to a convenient storage cupboard located under the stairs, perfect for keeping your living space tidy. The dining room leads seamlessly into the kitchen through a sliding door. The kitchen, positioned at the rear of the house, is equipped with integrated appliances, including a hob and oven, and offers ample space for freestanding appliances. From the kitchen, you have direct access to the yard, perfect for those who enjoy a bit of outdoor space.

The first floor of the home features two generously sized bedrooms, each with fitted wardrobes that offer plenty of storage. The master bedroom, located at the front of the property, includes a large window that provides a bright and airy atmosphere, as well as two fitted wardrobes. The second bedroom, also with a window and fitted wardrobes, offers a comfortable space that could be used as a guest room or home office. The family bathroom on this floor is a four-piece suite with both a bath and a shower, providing flexibility for a relaxing soak or a quick rinse.

The bathroom also includes a useful storage cupboard, ensuring you have plenty of space to store your essentials.

Externally, the property offers convenient on-road parking to the front. At the rear, you'll find a low-maintenance yard area, perfect for a small garden or outdoor seating. Additionally, the yard includes two separate storage rooms, providing ample space for storing outdoor equipment or garden tools. Overall, this charming home is ideal for those seeking a comfortable living space with easy access to local amenities and transport links.









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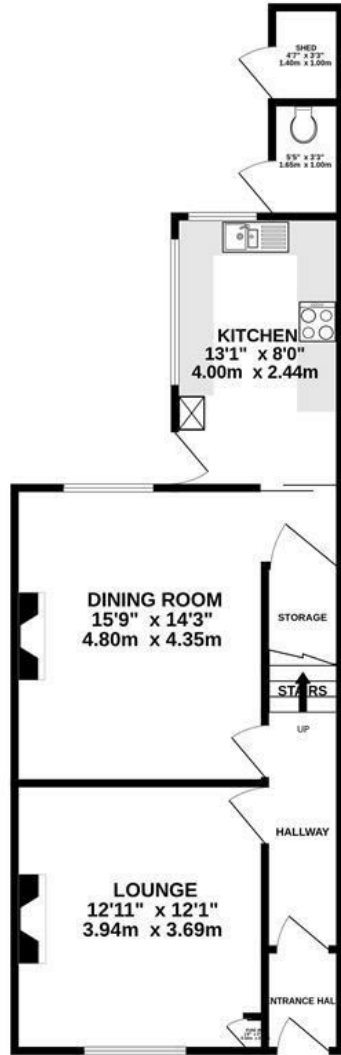
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GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

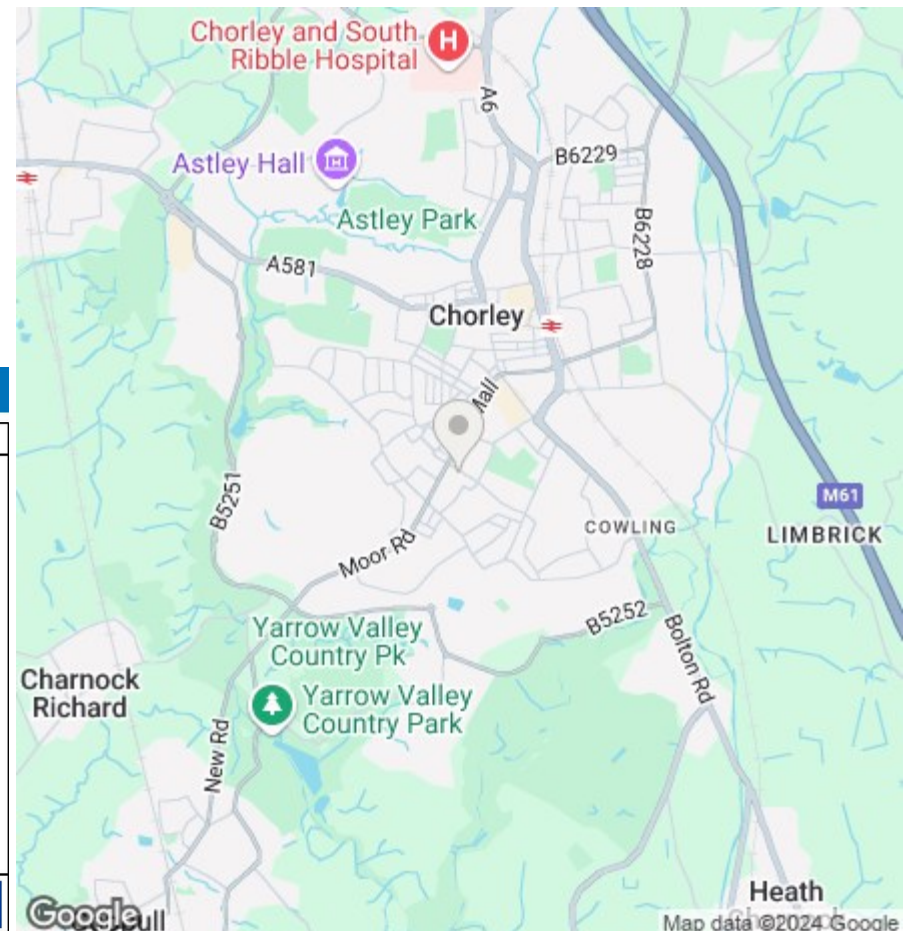


TOTAL FLOOR AREA: 1069 sq.ft. (99.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	