



Gillibrand Street, Chorley

£750

Ben Rose Estate Agents are pleased to present to the rental market this two-bedroom terrace property situated in Chorley town centre. This delightful home offers a perfect blend of comfort and convenience, making it an ideal choice for families looking to enjoy the benefits of a central location. Residents will appreciate the proximity to excellent amenities, including supermarkets and restaurants, all within easy walking distance. Additionally, the property enjoys excellent transport links, with Chorley train station and the M6 and M61 motorways in close proximity.

As you step inside, the entrance hall welcomes you into this warm and inviting home. The ground floor unfolds with a spacious front lounge, featuring a large, eye-catching brick fireplace and a bay-fronted window that bathes the room in natural light. Adjacent to the lounge, the kitchen/diner boasts an integrated hob/oven and ample space for other freestanding appliances. The open staircase to the first floor is conveniently located here, offering easy access to the upper levels, as well as rear access to the yard via the kitchen.

Moving to the first floor, you'll find two bedrooms as well as the three-piece family bathroom complete with an over-the-bath shower, ensuring your daily routines are both convenient and efficient.

Stepping outside, you'll find parking available on the road in front of the home, that can be used by obtain a permit for residents' use. A convenient rear yard offers a private outdoor space making it an excellent extension of your living area.





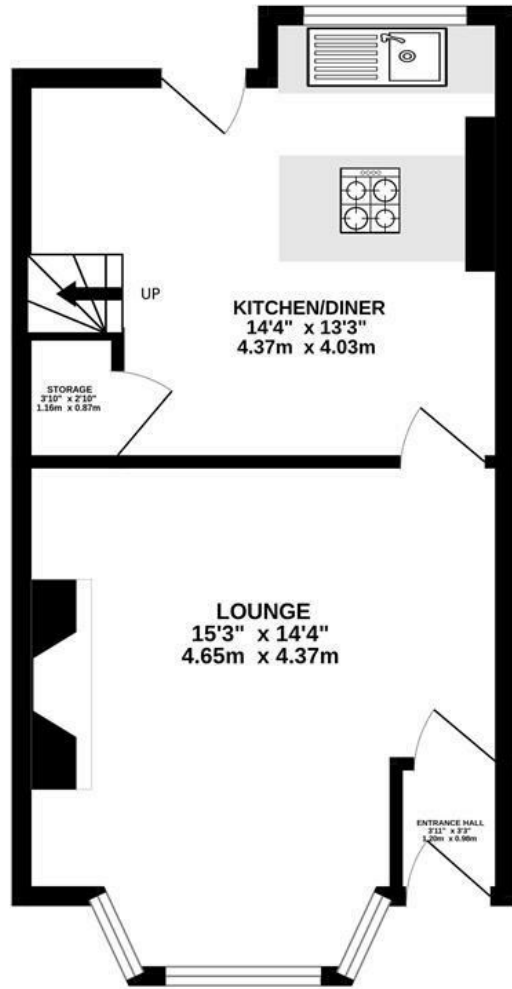




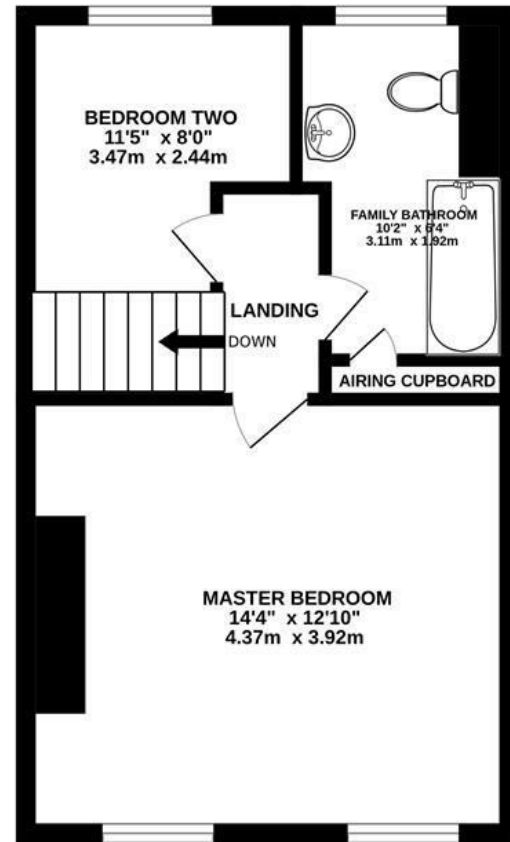




GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.

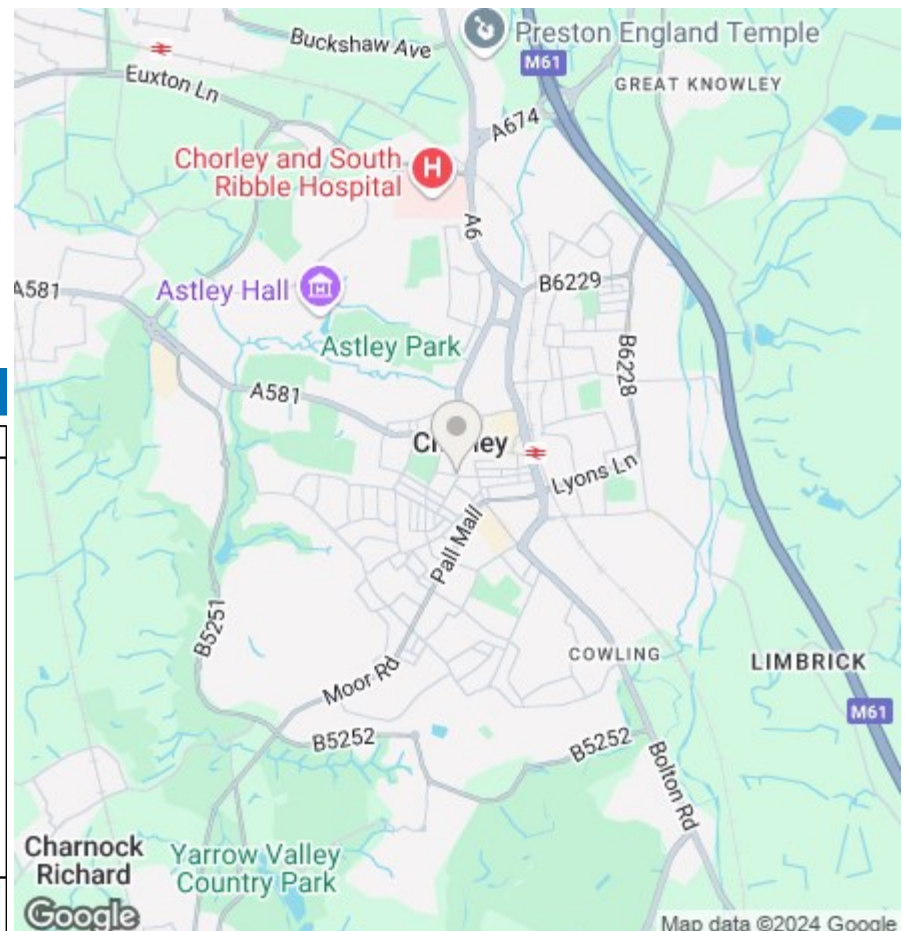


TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

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		
(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 (CO₂) 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	