



Geoffrey Street, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to bring to the rental market this three-bedroom terraced property, offered with no onward chain, located in a much sought-after area of Chorley. Perfect for first time buyers, the home is situated within a short walk of Chorley town centre and is surrounded by excellent local schools, shops, and everyday amenities. The property also benefits from superb transport links, including easy access to the M6 motorway and M61 motorway.

Internally, the property briefly comprises a welcoming entrance hallway which leads into the spacious dining room, housing the open staircase to the upper level. Double doors lead through to the front lounge, which benefits from a central fireplace and a large bay-fronted window overlooking the front aspect. Completing the ground floor is the modern kitchen, which offers ample storage and space for freestanding appliances, along with a door leading out to the rear yard..

Moving upstairs, you will find three well-proportioned bedrooms, along with a three-piece family bathroom featuring an over-the-bath shower.

Externally, the front of the property offers ample on-street parking. To the rear is a good-sized enclosed yard with gated access to the communal ginnel.





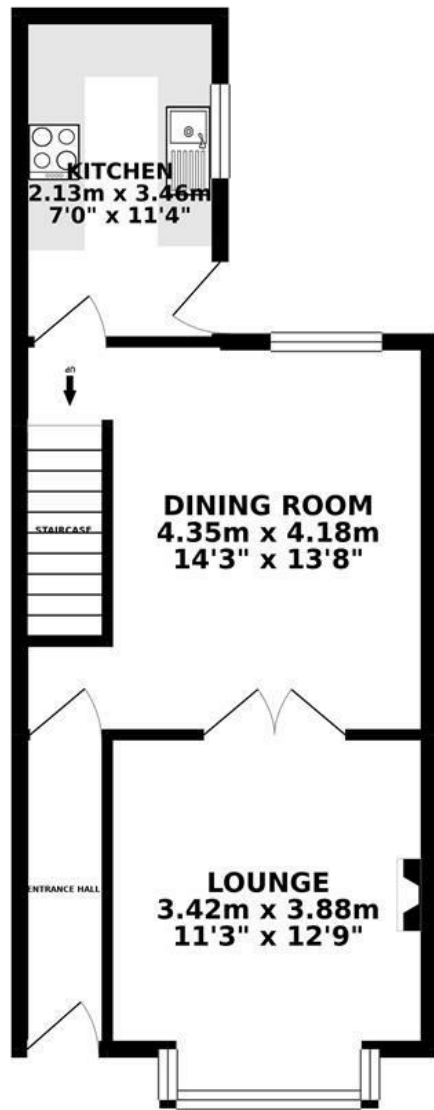




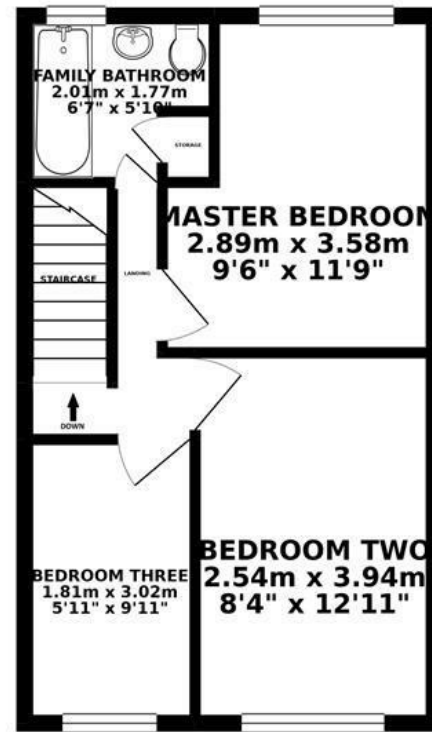




GROUND FLOOR 41.24 sq. m.
(443.93 sq. ft.)



1ST FLOOR 32.71 sq. m.
(352.06 sq. ft.)



TOTAL FLOOR AREA : 73.95 sq. m. (795.99 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		
(81-91) B		
(69-80) C	72	78
(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	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	