



Pall Mall, Chorley

Offers Over £119,995

INVESTORS ONLY, BEING SOLD WITH TENANTS IN SITU

Tenant currently paying £875pm (Rolling contract)

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace property. The home is ideally situated just outside Chorley town centre, offering convenient access to a wealth of amenities including local shops, supermarkets, eateries, and leisure facilities. Chorley Train Station is only a short distance away, providing excellent rail links to Preston, Manchester, and beyond, while nearby bus routes connect easily to surrounding towns and villages. For those commuting by car, the M6, M61, and M65 motorways are all within close reach, offering superb regional connectivity.

Stepping into the property through the welcoming entrance porch, you will find yourself in the spacious lounge, which features a charming fireplace and a large window overlooking the front. Moving on, you enter the kitchen/diner, which offers ample storage and space for freestanding appliances, along with a single door leading out to the rear.

To the first floor, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. Additional storage is available on the landing, and the three-piece family bathroom with an over-the-bath shower completes this level.

Externally, to the rear is a low-maintenance yard with the added benefit of access to a ginnel that leads back to the front of the home.

In summary, this is a well-positioned and practical investment opportunity, ideally suited to investors, with tenants in situ and offering immediate rental income in a popular residential area of Chorley.







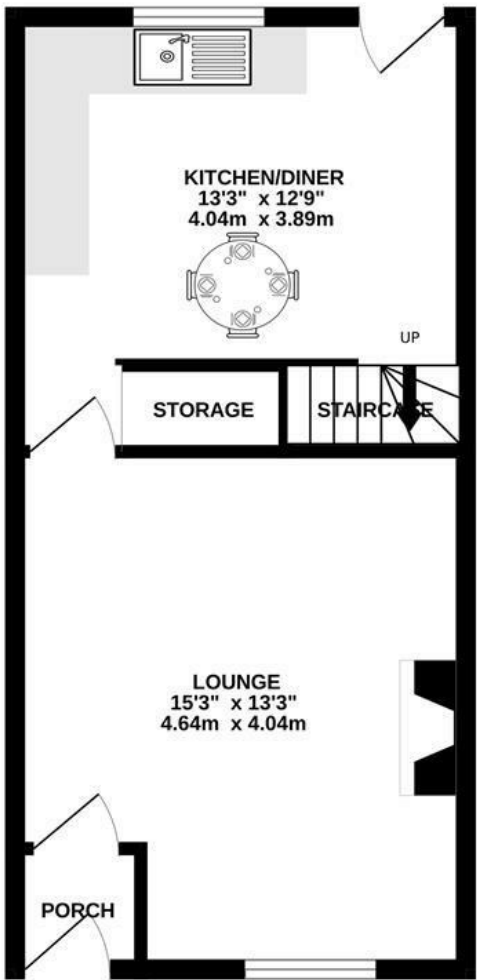




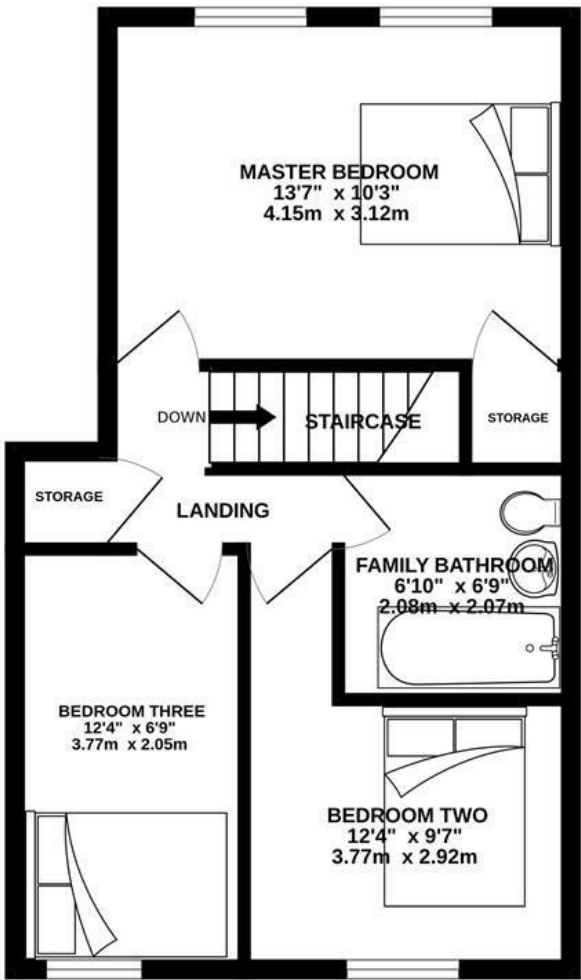


BEN ROSE

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

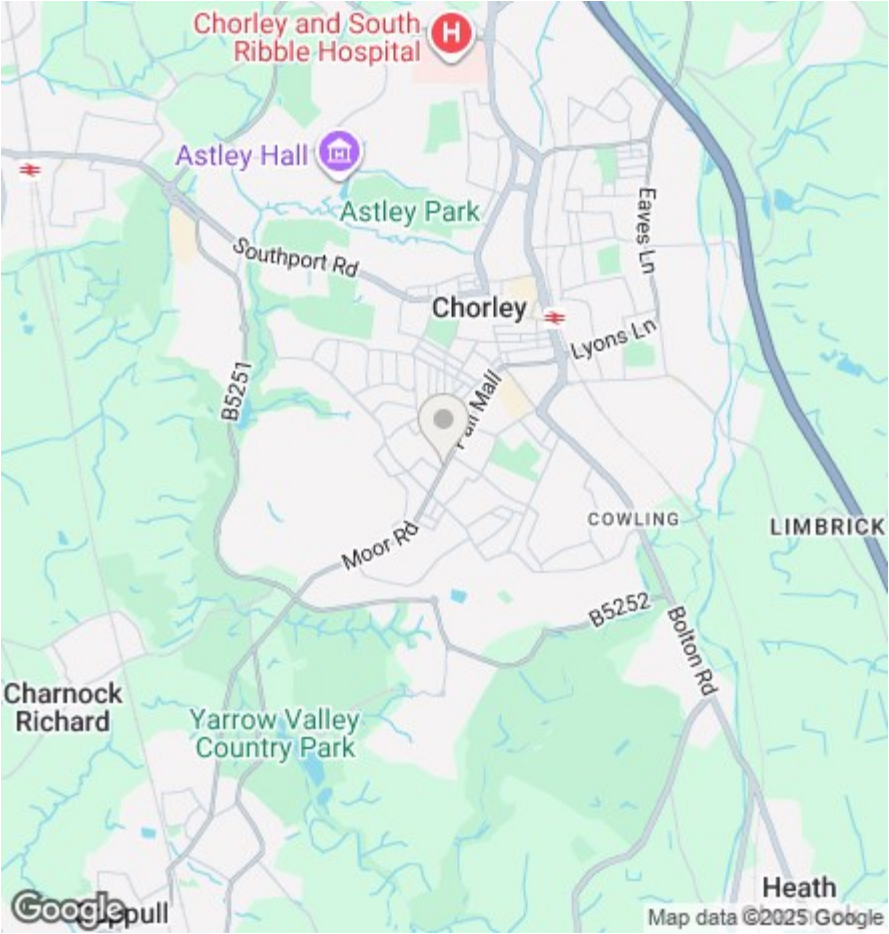


TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

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	66	85
(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 ₂) 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	