



**Lyons Lane, Chorley**

**£810 Per Month**

\*\*\*Let Prior to Marketing\*\*\*

Ben Rose Estate Agents are pleased to present to the rental market this well-presented two-bedroom mid-terrace property, ideally situated close to Chorley town centre. The home is within easy reach of a wide range of local amenities, including schools, shops, and leisure facilities, while also benefiting from superb transport links, with bus routes, a nearby railway station, and motorway access all conveniently close by. Recently refurbished throughout, the property offers comfortable and modern living accommodation, making it an ideal choice for a couple or small family.

Internally, the property briefly comprises an entrance porch leading into a bright and spacious lounge, featuring a charming beamed ceiling. From the lounge, you enter the generous kitchen/breakfast room, which offers ample space, an integrated oven and hob, and access to the staircase. Completing the ground floor is a modern three-piece family bathroom, fitted with an over-the-bath shower.

Moving upstairs, you will find two well-proportioned double bedrooms, with bedroom two benefiting from integrated storage.

Externally, to the front of the property is a low-maintenance, gated walled garden, along with ample on-street parking. To the rear is a good-sized L-shaped yard, providing additional outdoor space.







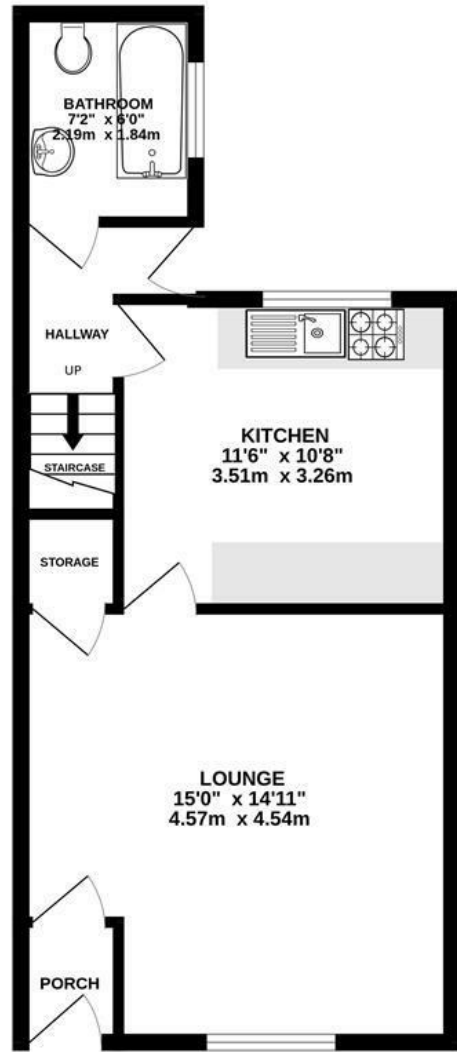




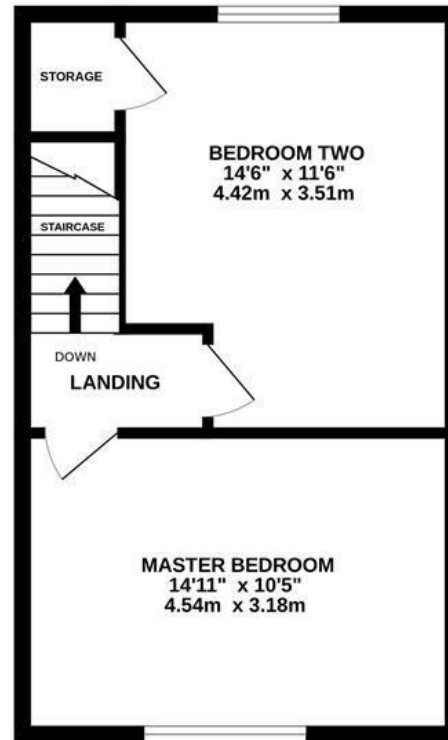


# BEN ROSE

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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	