



Moor Road, Chorley

Offers Over £189,995

Ben Rose Estate Agents are pleased to present to the market a rare opportunity to acquire this ground-floor commercial unit along with a self-contained two-bedroom apartment above. Ideally positioned close to Chorley Town Centre, this unique offering provides excellent flexibility for investors seeking a multifunctional space in a great location. The property is within walking distance of excellent local schools, shops, and amenities, and benefits from superb travel links via Chorley train station and easy access to the M6 and M61 motorways.

The ground floor comprises a spacious retail unit, complete with a practical utility room with sink and a separate WC at the rear. This versatile space is suitable for a wide range of commercial operations.

The self-contained two-bedroom apartment features a generously sized lounge, a modern kitchen with integrated oven and hob, two double bedrooms, and a contemporary three-piece bathroom.

Externally, there is garden space to the rear and plenty of on-street parking available at the front. Early viewing is highly recommended to avoid disappointment.



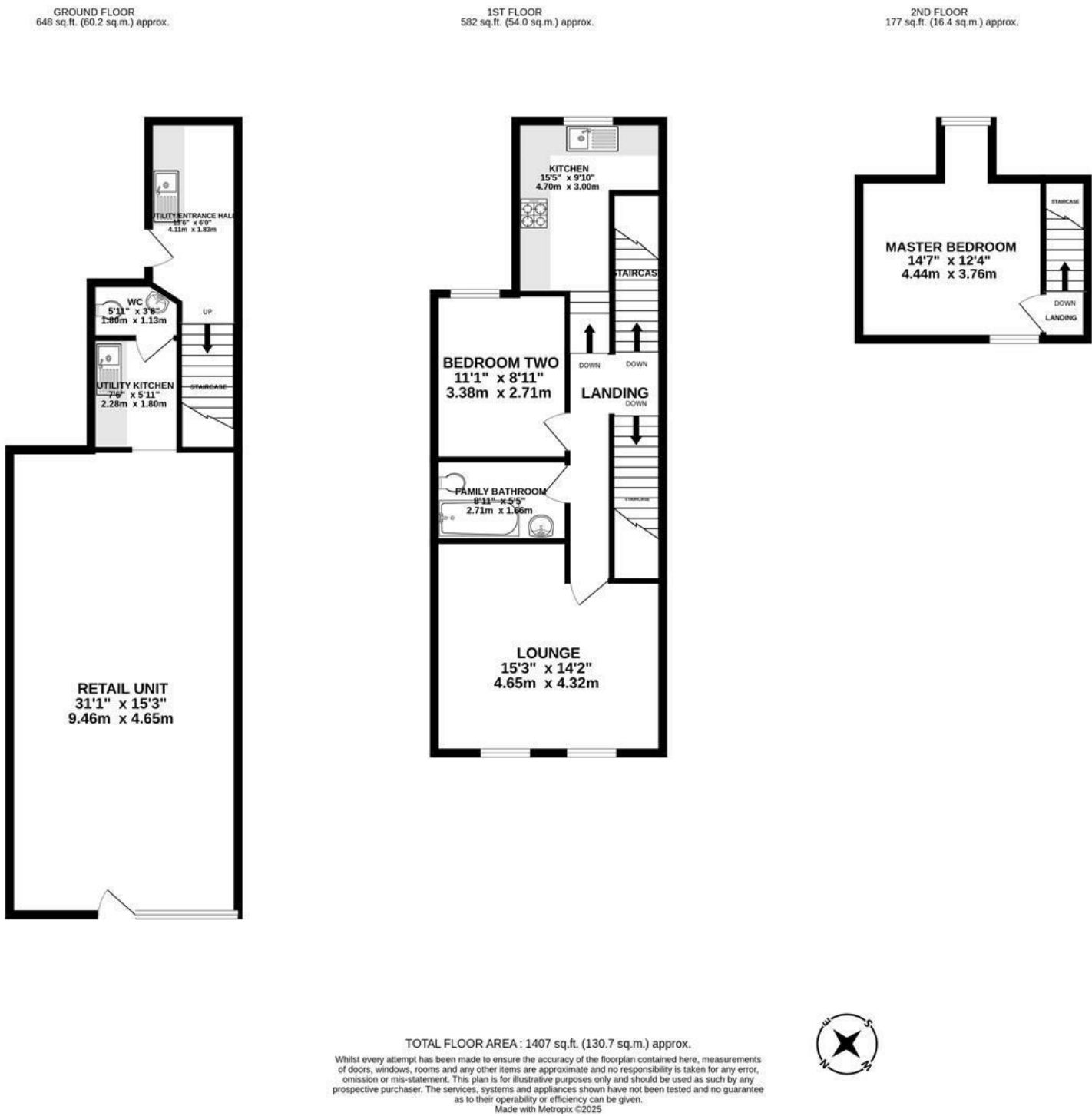








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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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 (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		
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