



Carr Lane, Chorley

£825 PCM

Ben Rose Estate Agents are pleased to present to the rental market this fully furnished two-bedroom second floor apartment, ideally situated in the heart of Chorley, Lancashire. This stylish home enjoys a convenient position close to a wealth of local amenities, including supermarkets, cafés, shops and leisure facilities, as well as excellent transport links. Chorley town centre is within easy reach, along with Chorley train station providing direct routes to Preston, Manchester and beyond. There are regular bus services nearby and superb access to the M61 and M6 motorways, making commuting to Preston, Bolton and Manchester straightforward. Yarrow Valley Country Park, along with local gyms and health clubs, is also close by, offering excellent recreational options.

Stepping into the property, you will find yourself in the welcoming central entrance hallway which provides access to all rooms. On the right, you will enter the open plan lounge/kitchen/diner. This spacious room offers comfortable living space and features a fitted kitchen complete with oven, hob, fridge and washing machine, along with dedicated lounge and dining areas.

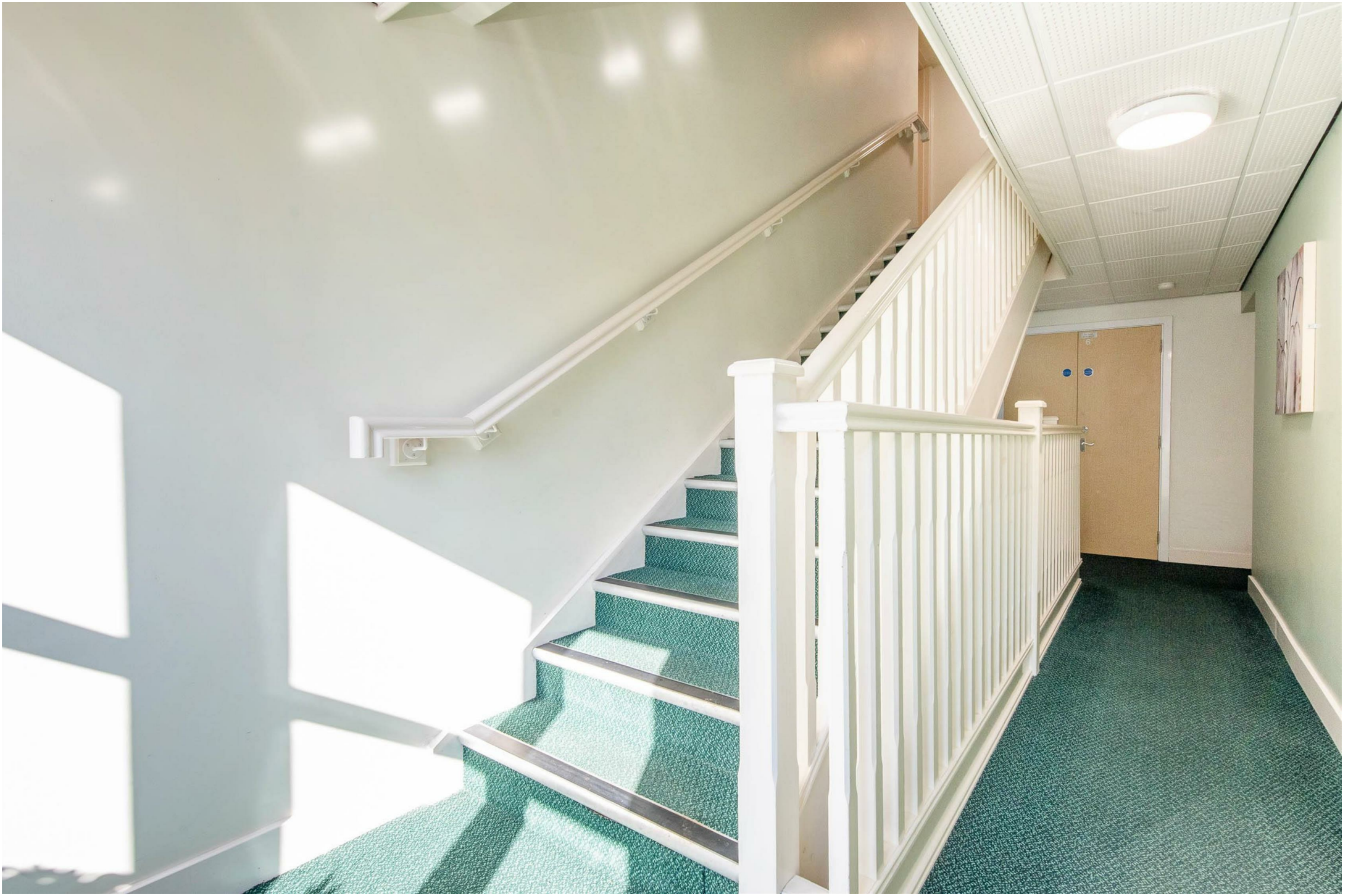
On the opposite side of the hallway, you will find two well-proportioned double bedrooms, both benefiting from storage. A three-piece family bathroom with an over-the-bath shower completes the internal accommodation.

Externally, there are off-road residential parking spaces to the rear, as well as ample visitor parking.

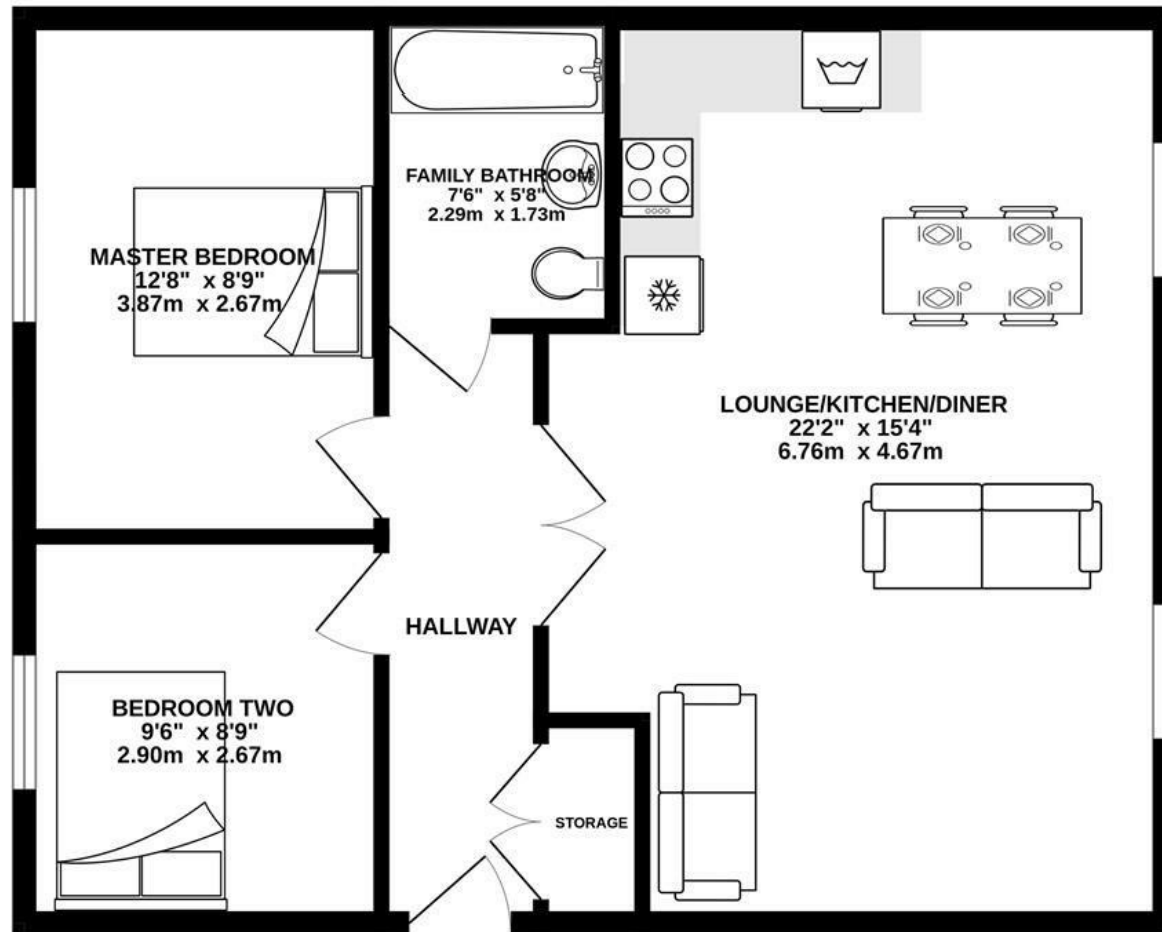
Early viewing is highly recommended to avoid disappointment.







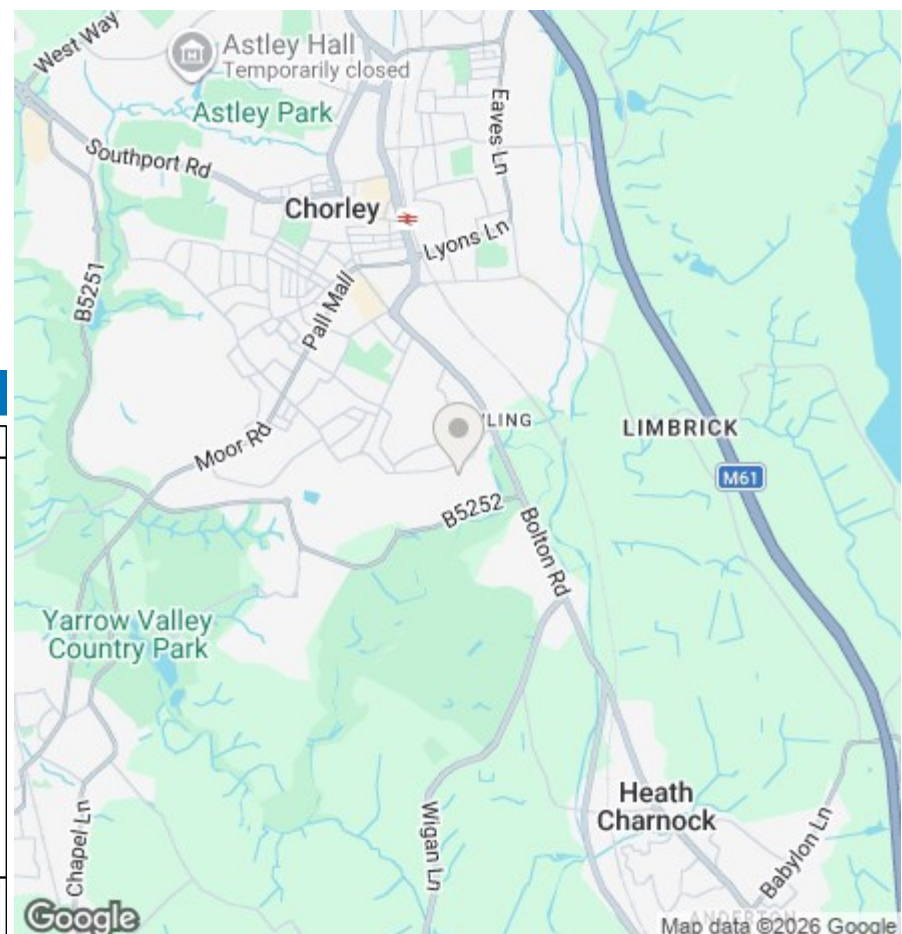
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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		75	82
(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		