



Moor Road, Chorley

Offers Over £199,995

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.







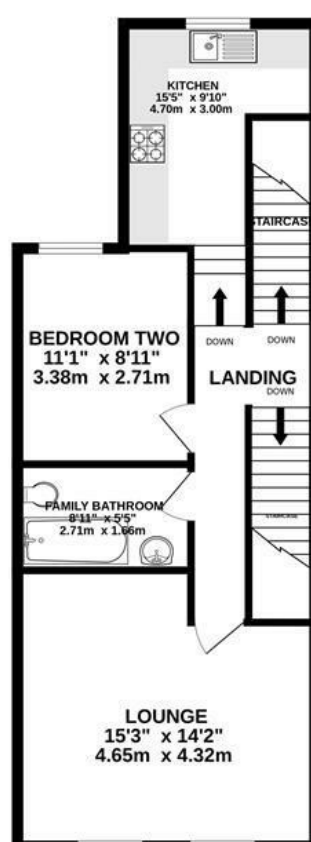
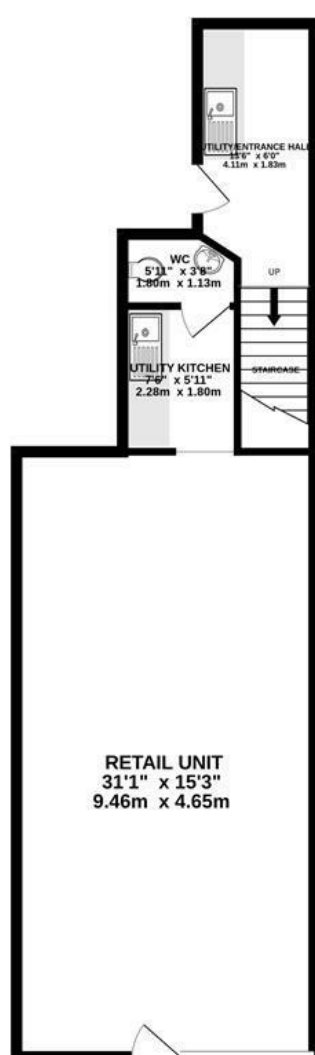




GROUND FLOOR
648 sq. ft. (60.2 sq. m.) approx.

1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.

2ND FLOOR
177 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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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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
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			

