



**Bannister Street, Chorley**

**£850**

Ben Rose Estate Agents are pleased to present to the rental market this two bedroom, mid terraced home located on a quiet cut de sac in the heart of Chorley. This would be an ideal home for someone looking to be within walking distance of a town centre. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country and benefiting from good local schools and excellent local amenities. This is a must view property to appreciate the living space on offer.

The property briefly comprises of a spacious lounge with front facing window, fireplace and welcoming entrance porch. This gives way to the kitchen featuring complimentary work surfaces, an integral oven and a good sized under stair storage. Access to the kitchen and yard plus room for a family dining table can also be found here.

Moving up the staircase to the first floor, you will find two double bedrooms. The master is of a generous size and spans the width of the home. Additionally on this floor is the three piece bathroom suite with stand in shower.

Externally, to the front is space for on-road parking, whilst to the rear is a private, enclosed, spacious yard. There is also a good amount of privacy and access to the communal ginnel.

The room dimensions of all our properties can be found on the floor plan.













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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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