



**Harpers Lane, Chorley**

**£650 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this one-bedroom first-floor apartment, situated in a highly sought-after area of Chorley. Located above a popular newsagents, the property benefits from excellent everyday convenience and is just a short walk from Chorley town centre, offering a wide range of shops, schools, and local amenities. The apartment also enjoys fantastic transport links via Chorley train station and easy access to the M6 and M61 motorways.

The accommodation briefly comprises a spacious living/bedroom, neutrally decorated and featuring a large window overlooking the front aspect. There is a good-sized fitted kitchen with an integrated oven and hob, along with space for a small dining table. A modern three-piece shower room completes the internal layout.

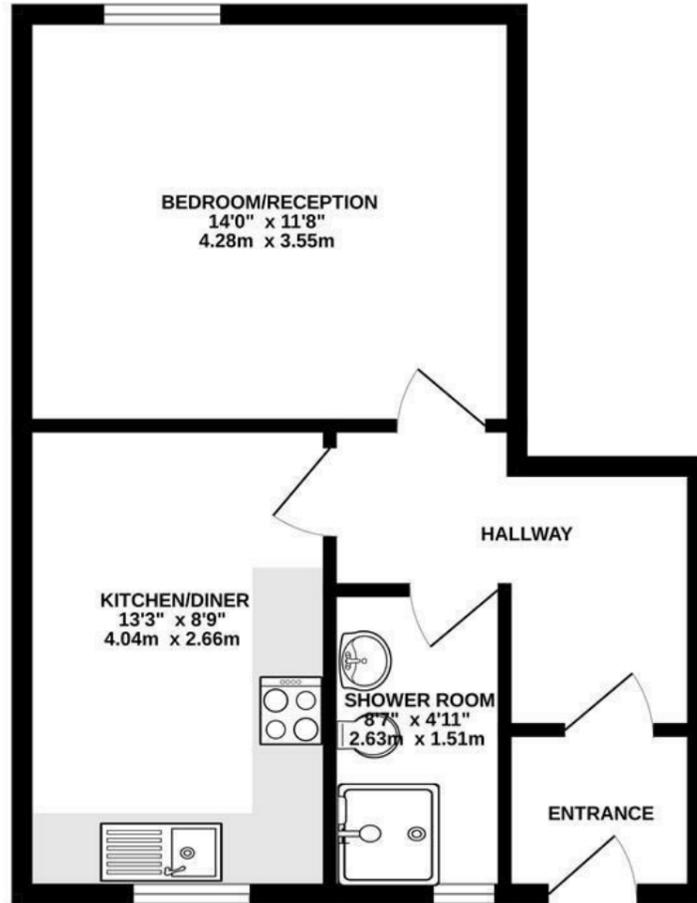
The apartment is accessed at ground level via an external staircase leading up to a pleasant decked area and the private entrance. Ample on-street parking is available for residents.

Early viewing is highly recommended to avoid disappointment.





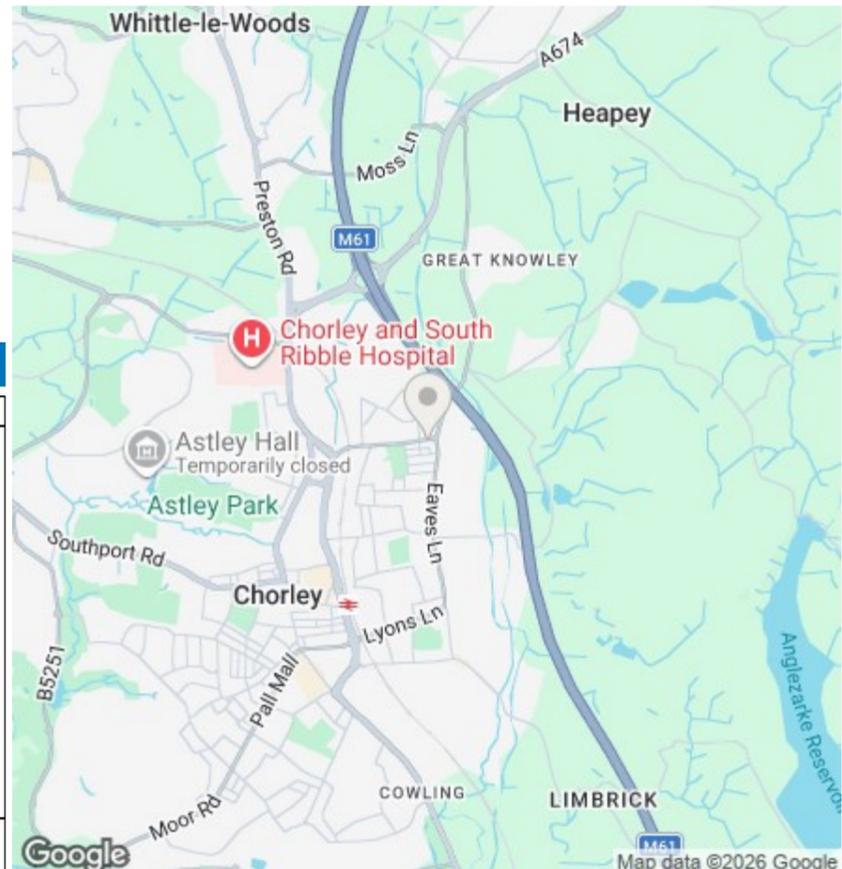
GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 412 sq.ft. (38.2 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>		77
(55-68) <b>D</b>	54	
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	