



**Mill Street, Chorley**

**£795**

Ben Rose Estate Agents are delighted to present to the rental market this spacious two bedroomed end- terrace cottage. The property is situated in a picturesque rural location surrounded by beautiful country side, excellent local walks, lovely pubs and cafes and is still within commuting distance of all major northwest towns and cities via local motorways (M6, M65 & M61). Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property consists of a porch, spacious lounge with dual aspect windows leading through to the kitchen with the open staircase, storage and access outside. Moving upstairs from the gallery landing there is two good sized bedrooms with the master benefitting from fitted wardrobes. You'll also find the three-piece family bathroom with over the bath shower.

Externally to the front of the property there is on road parking.

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



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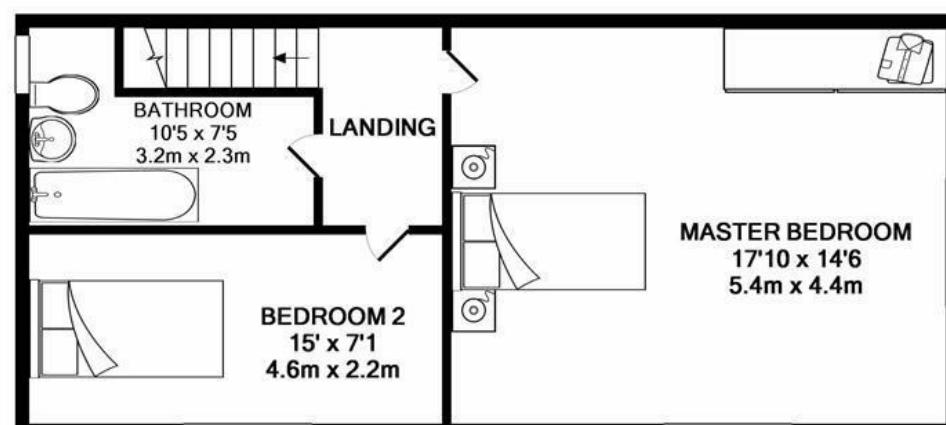
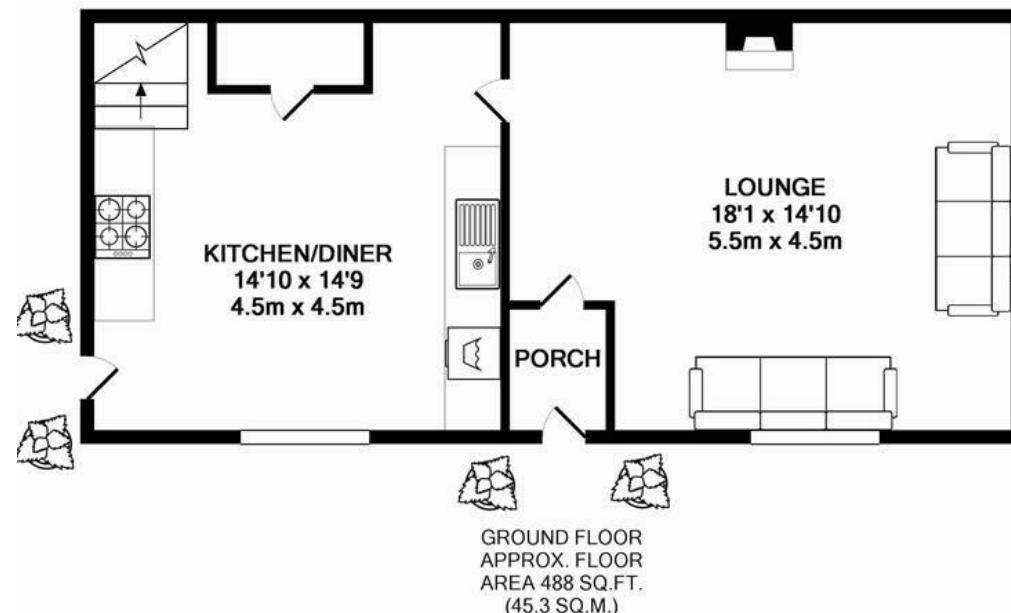








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1ST FLOOR APPROX. FLOOR AREA 475 SQ.FT. (44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		90
(81-91) B		
(69-80) C	65	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		91
(81-91) B		
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

