



Geoffrey Street, Chorley

£795 PCM

Ben Rose Estate Agents are pleased to present to the rental market this well-presented two-bedroom mid-terraced property, ideally situated in the heart of Chorley. The home enjoys convenient access to excellent local schools, shops, and amenities, as well as superb transport links via the nearby train station and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

The ground floor briefly comprises a spacious lounge featuring a bay window and a charming fireplace. This leads through to a bright and generously sized kitchen/diner, complete with an integrated oven and hob, and useful under-stair storage. The kitchen/diner also provides ample space for a family dining table, with a single door offering access to the rear garden.

Upstairs, there are two well-proportioned double bedrooms, with the master bedroom benefiting from fitted storage. A modern three-piece family bathroom with an over-the-bath shower completes the first floor.

Externally, the property offers plenty of on-street parking to the front. To the rear, you'll find a low-maintenance garden with a combination of stone and flagged patio areas, along with new fencing that provides added privacy.





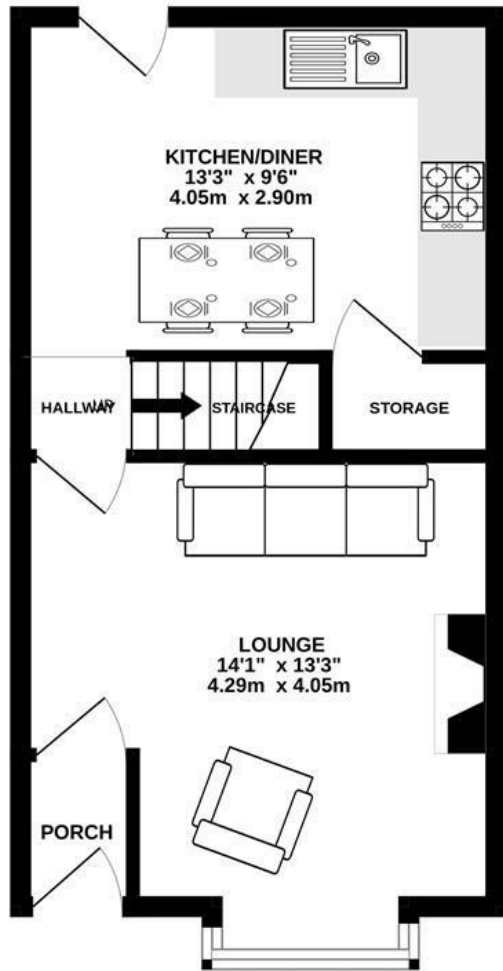




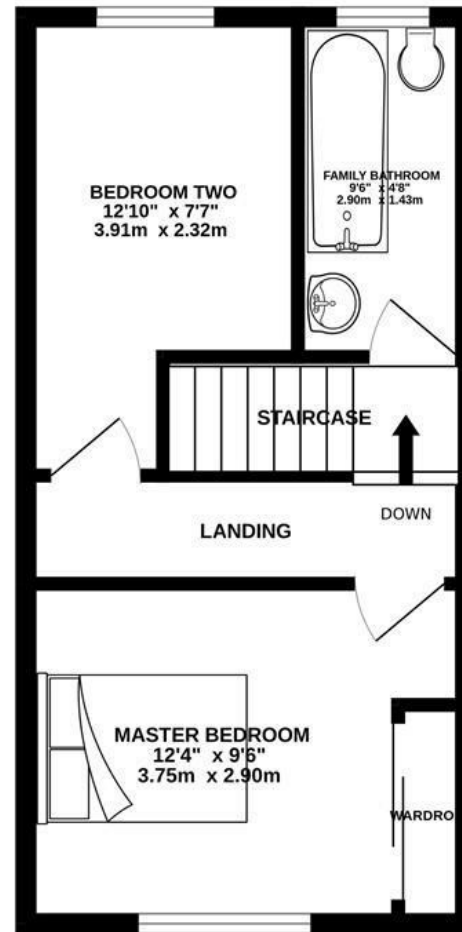




GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	75
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		

