



Pall Mall, Chorley

£795 PCM

Ben Rose Estate Agents are pleased to present to the rental market this well presented two-bedroom mid-terrace home, located within a short walking distance of Chorley town centre. The property is ideally situated close to a range of local amenities and is within commuting distance of major North West towns and cities via excellent transport links, including the nearby M6 motorway and M61 motorway, along with convenient rail and bus connections.

Stepping into the property, you will find yourself in the welcoming entrance hall. On the left is the spacious lounge. Continuing through, you will enter the generous dining room which offers ample space for a large family dining table. Towards the rear of the property is the kitchen, which provides space for freestanding appliances and access to the rear yard.

Moving upstairs, you will find two well-proportioned double bedrooms along with a contemporary three-piece shower room.

Externally, to the rear of the property is a good-sized, low-maintenance L-shaped yard along with a useful outbuilding which includes a toilet. The yard also benefits from a wooden shelter, allowing for outdoor enjoyment whatever the weather.

Early viewing is highly recommended to avoid potential disappointment.



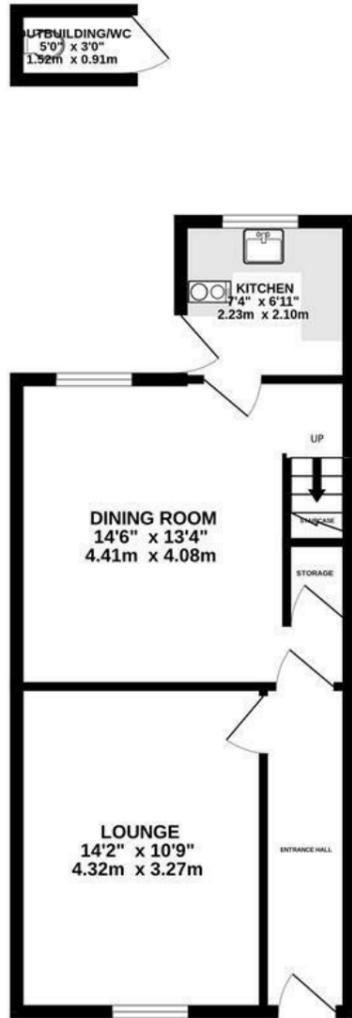




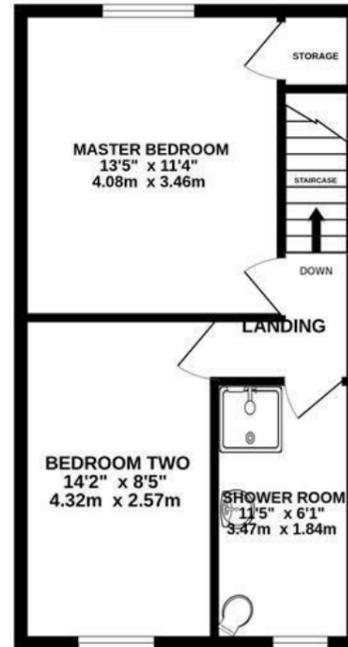


BEN ROSE

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

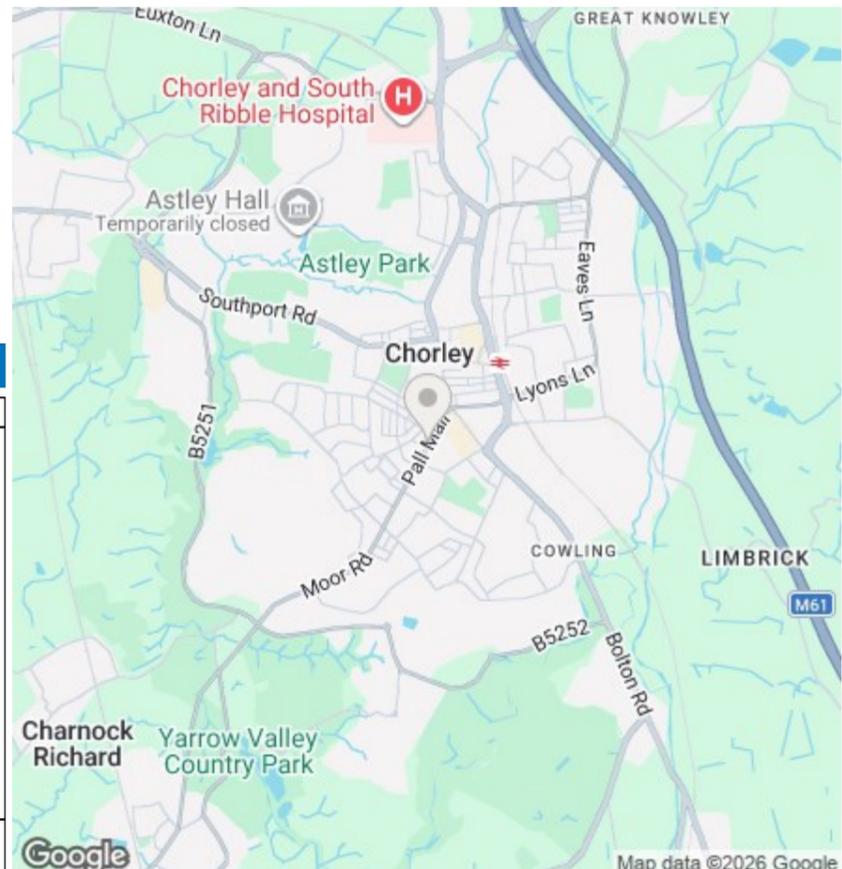


TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

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) 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 (CO₂) 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	