



**Draperfield, Chorley**

**£995 Per Month**

Ben Rose Estate Agents are pleased to present to the rental market this well-presented two-bedroom semi-detached home, situated within a popular residential area of Chorley. The property is just a short drive from Chorley town centre and benefits from excellent local schools and nurseries, as well as a range of nearby amenities and supermarkets. It is also within easy commuting distance of major North West towns and cities via a nearby train station and convenient access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance porch, where convenient cloakroom storage is located. From here, you enter the spacious lounge, which features a central fireplace and a stylish spiral staircase leading to the first floor. The lounge flows through to the contemporary kitchen/breakfast room, which offers ample storage and leads into the bright and airy conservatory at the rear. The conservatory provides a versatile additional living space, with double patio doors opening out onto the garden.

Moving upstairs, you will find two well-proportioned bedrooms, both benefiting from integrated storage. A modern three-piece family bathroom completes this level.

Externally, to the front, the home boasts a private driveway providing off-road parking. To the rear is a generously sized, low-maintenance garden, comprising a flagged and loose stone patio, ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







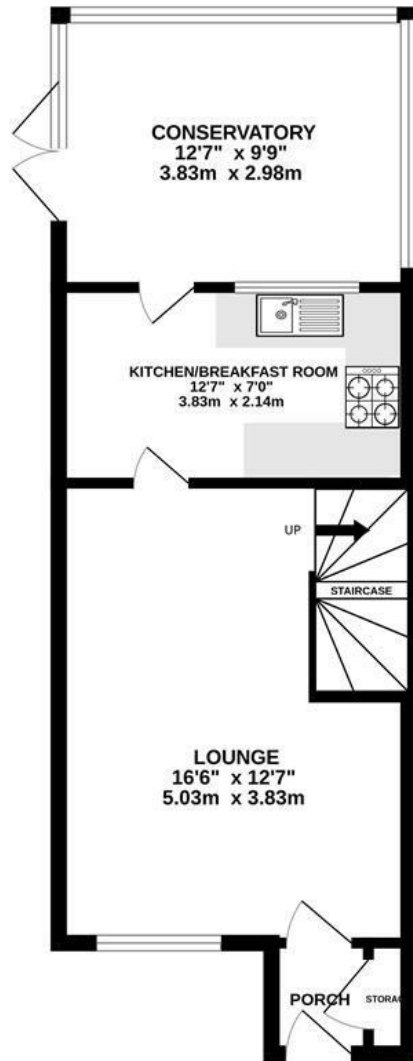




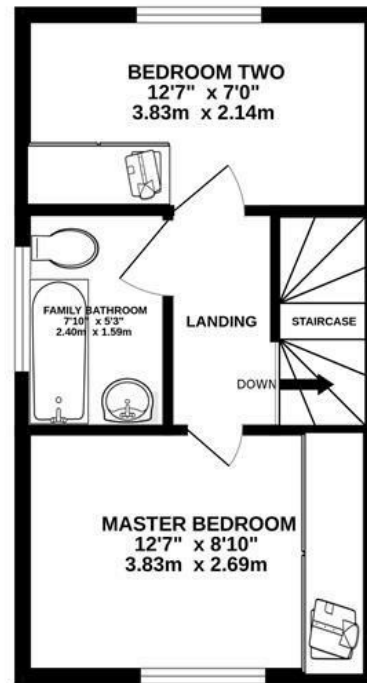


# BEN ROSE

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

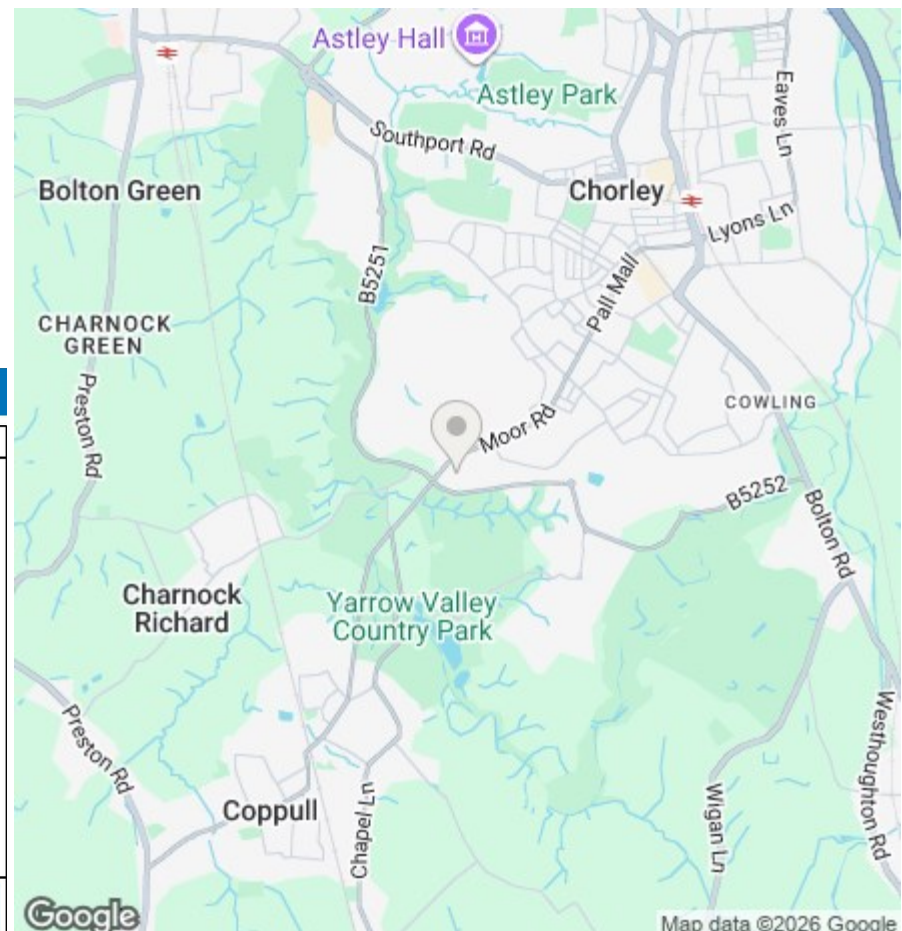


TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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>	<b>75</b>	
(55-68) <b>D</b>		
(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	