BEN ROSE



Carrington Road, Chorley

£950 Per Month

Ben Rose Estate Agents are pleased to present to the rental market this well-proportioned three-bedroom terraced home, ideally suited to couples and small families looking for comfortable living accommodation within easy reach of Chorley town centre. Offering spacious reception rooms, a modern fitted kitchen, three well-sized bedrooms and a practical outdoor space, this property combines traditional character with useful modern features. Situated in the popular Lancashire town of Chorley, residents can enjoy convenient access to a range of local shops, supermarkets, cafés, restaurants and everyday amenities. The town centre also offers a variety of leisure facilities, while nearby Astley Park provides attractive green space for walks and outdoor activities. For commuters, Chorley railway station offers connections towards Preston, Manchester and beyond, while the nearby M61 and M6 motorways provide excellent road links across the North West. Regular bus services also operate throughout the surrounding areas, making this a convenient location for those seeking a well-connected home.

Entering the property through the vestibule, you are welcomed into the reception hall, where the staircase leads to the first floor and a door to the left opens into the spacious open plan lounge diner. The lounge benefits from a large front-facing bay window, allowing plenty of natural light to fill the room, while an inset fireplace provides an attractive focal point and is ready for an electric fire to be installed. The chimney breast is fitted with a TV wall bracket, along with soundbar brackets within the fireplace recess, with discreet cabling in place for power, TV aerial, HDMI and optical connections. A generous opening leads through to the dining room, creating a natural flow between the two reception areas and providing an excellent setting for both everyday living and entertaining. The dining room features a rear-facing window and a second smaller inset fireplace, while a door in the rear-right corner leads through to the modern fitted kitchen. The kitchen offers a range of fitted units, an integrated dishwasher and a freestanding fridge freezer, complemented by practical vinyl flooring. A window overlooks the rear yard, while an external door provides convenient access outside.

Moving upstairs, the landing provides access to three bedrooms and the family bathroom. The master bedroom is positioned to the rear of the property and benefits from a rear-facing window, while bedrooms two and three are situated to the front, each featuring front-facing windows. This flexible arrangement makes the home well suited to couples requiring additional space for a home office, as well as small families looking for separate bedrooms. Completing the first floor is a large three piece family bathroom, fitted with a corner bath and overhead shower, alongside vinyl flooring. A particularly practical addition is the purpose-built double cupboard, which houses both a washing machine and a ducted tumble dryer, helping to keep laundry appliances neatly integrated within the home. Further benefits include a boarded loft, accessed via an entry door fitted with microswitch lighting that automatically switches on and off as the door is opened and closed. The property is also equipped with a Positive Input Ventilation (PIV) system on the landing, designed to improve whole-house airflow and help reduce condensation, dampness and the risk of mould developing. Curtains and blinds are included throughout, offering added convenience for incoming tenants.

Externally, the front of the property features a small, walled garden, accessed through a gate and leading to the entrance door, providing an attractive and defined approach to the home. To the rear, a private, walled and concreted yard offers a practical outdoor space with a gate providing access to the rear service road. A particularly appealing feature is the polycarbonate-covered lean-to, complete with lighting and outdoor IP-rated plug sockets, creating a sheltered area that could be used for outdoor seating or setting up a hot tub, subject to suitability. A wall-mounted pull-down bar table provides an additional space-saving feature, ideal for enjoying a morning coffee or relaxing outdoors. Overall, this well-presented three-bedroom home offers generous living space, useful modern additions and a convenient Chorley location, making it an excellent rental opportunity for couples and small families seeking a comfortable and practical place to call home.


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HOT TUB RULES
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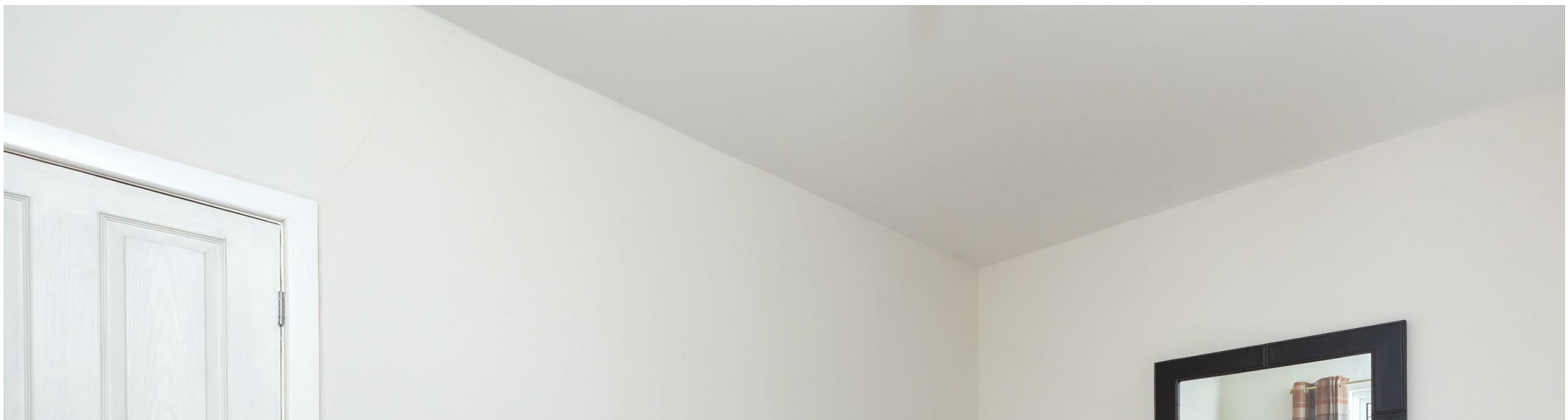
















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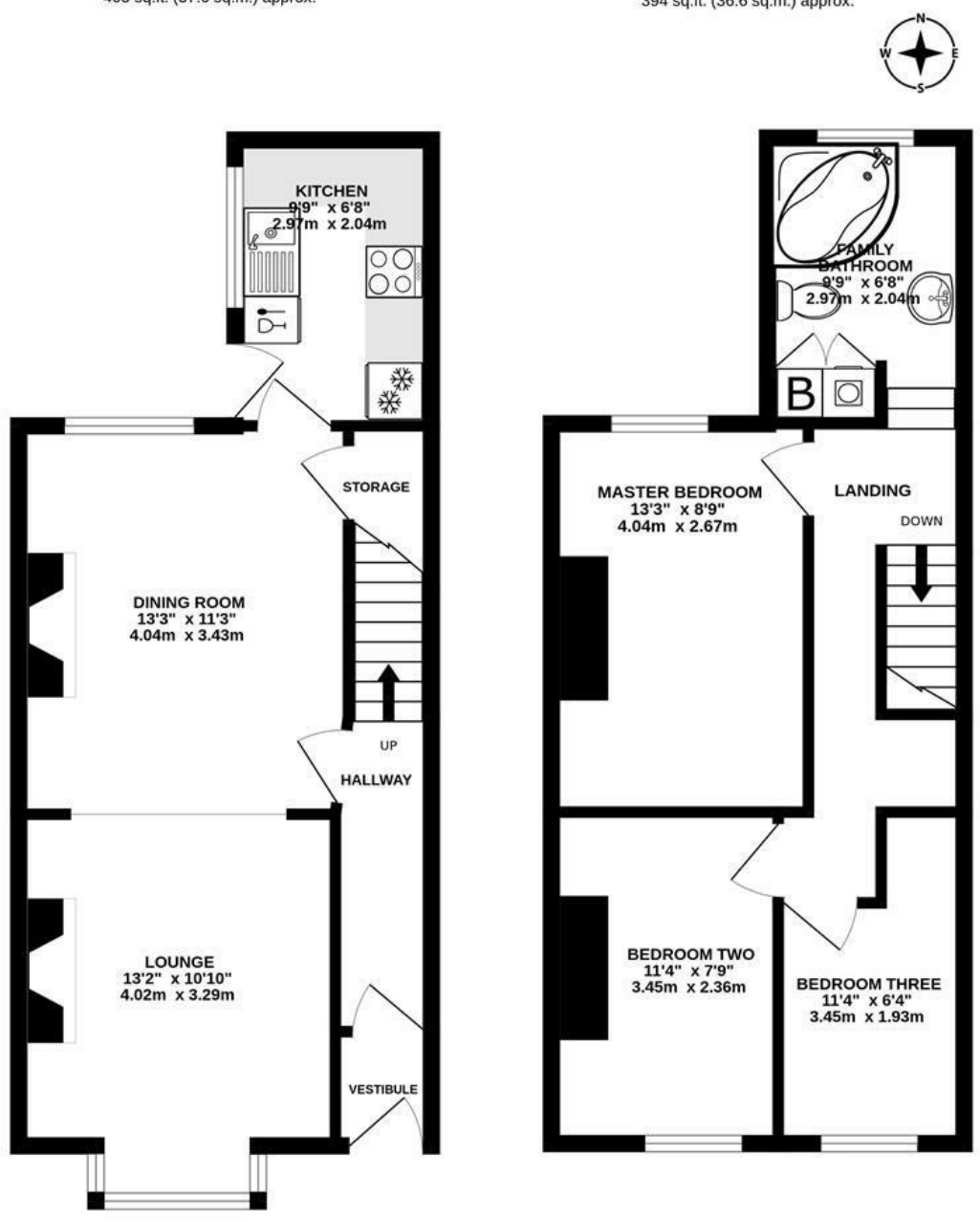



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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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