BEN ROSE



Lawson Street, Chorley — £850 Per Month

Ben Rose Estate Agents are pleased to present to this three bedroom, mid terraced home located in a much sought after residential area of Chorley. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the stunning local Lancashire country and benefiting from good local schools and great local amenities. This is a must view property to appreciate the living space on offer.

The property comprises of an entrance porch that then leads into the spacious lounge that features a traditional fireplace and bay fronted window. Through to the kitchen you will find a fitted kitchen with complimentary work surfaces and integral appliances such as a dishwasher and oven. There is also rear access to the yard from here..

Moving up the staircase to the first floor you will find the three bedrooms. The master is located to the rear of the property and towards the front you'll find the other two bedrooms. The master bedroom and bedroom two are both large enough to fit double beds. Also on the first floor is the three piece bathroom suite with an over the bath shower.

Externally, to the front of this home is on road parking and to the rear of the property is a private, enclosed, spacious yard that is edged with wooden fencing for additional privacy. There is also shed space for additional storage and access to the communal ginnel down the side of the property.

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





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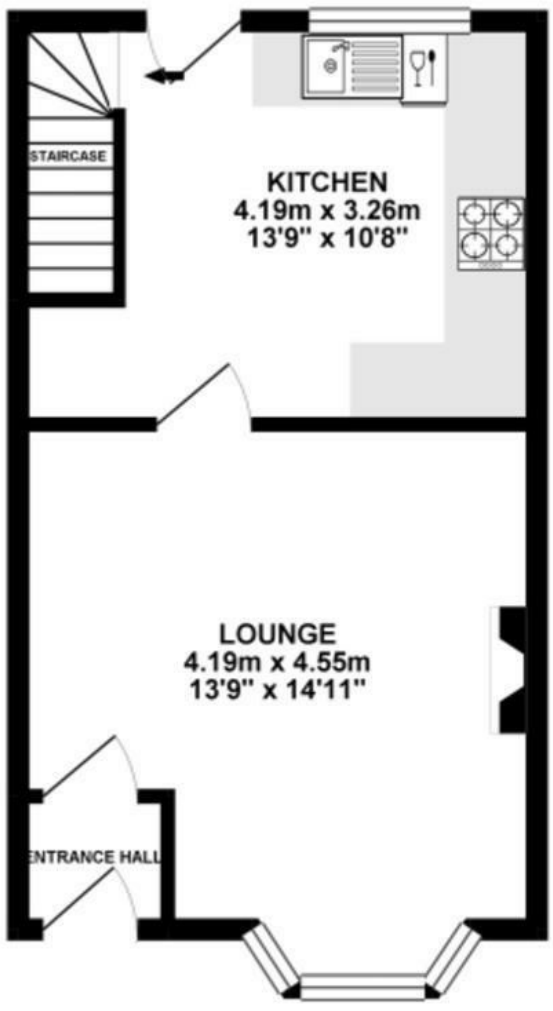


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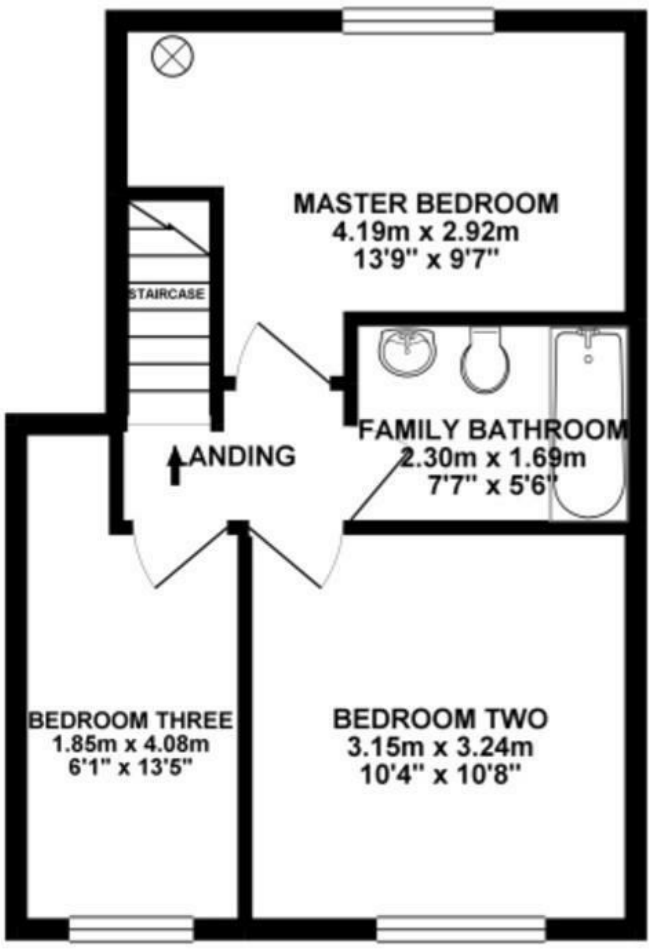

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GROUND FLOOR 31.42 sq. m.
(338.16 sq. ft.)



1ST FLOOR 34.03 sq. m.
(366.32 sq. ft.)



TOTAL FLOOR AREA : 65.45 sq. m. (704.48 sq. ft.) 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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