



## St. Joseph's Place, Chorley

**£1,195 PCM**

Ben Rose Estate Agents are pleased to present to the rental market this well-presented four-bedroom semi-detached property, located on the popular St. Joseph's Place in Chorley. Ideal for families, the home is situated within walking distance of Chorley town centre, offering easy access to a wide range of local schools, shops, and everyday amenities. The property also benefits from excellent travel links, with Chorley train station nearby and convenient access to the M6 and M61 motorways.

Stepping into the property, you are welcomed into the entrance hallway where a staircase leads to the upper level. To the right is the spacious lounge, which features a beautiful bay window overlooking the front aspect along with convenient access to the understairs storage. Continuing through, you will enter the kitchen/diner at the rear. The contemporary fitted kitchen offers ample storage and includes integrated appliances including a fridge, freezer, oven, hob, and dishwasher, along with a freestanding washing machine. There is also room for a dining table, while sliding patio doors provide access out to the rear garden.

To the first floor, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private en-suite shower room. The three-piece family bathroom with an over-the-bath shower completes this level.

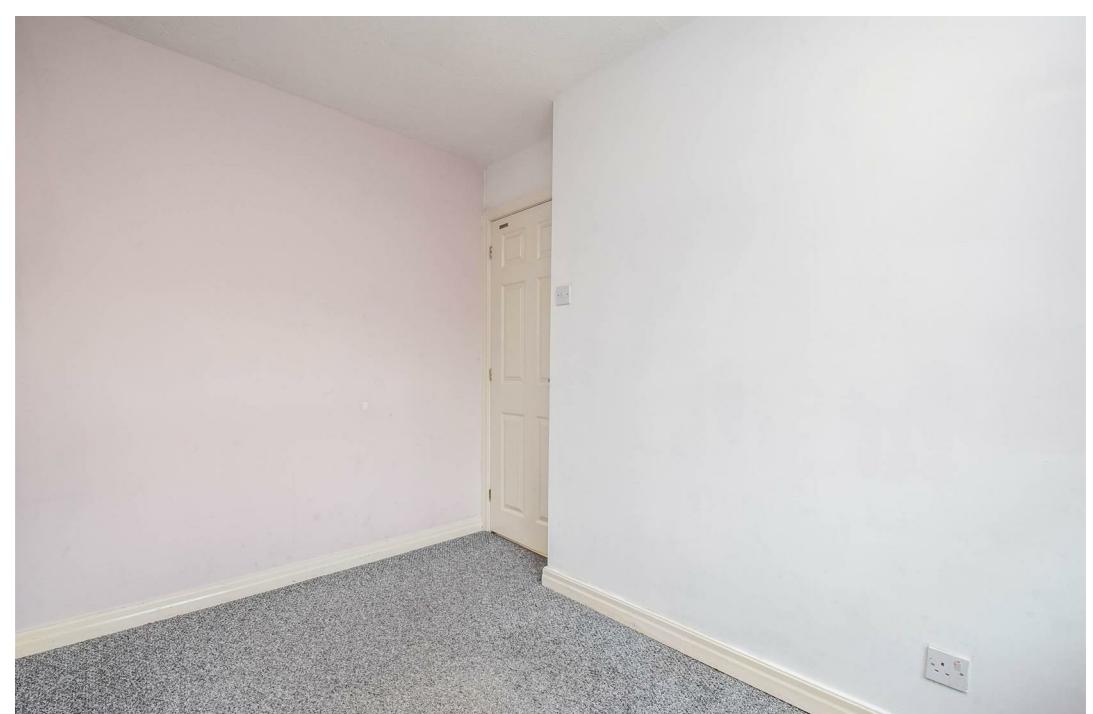
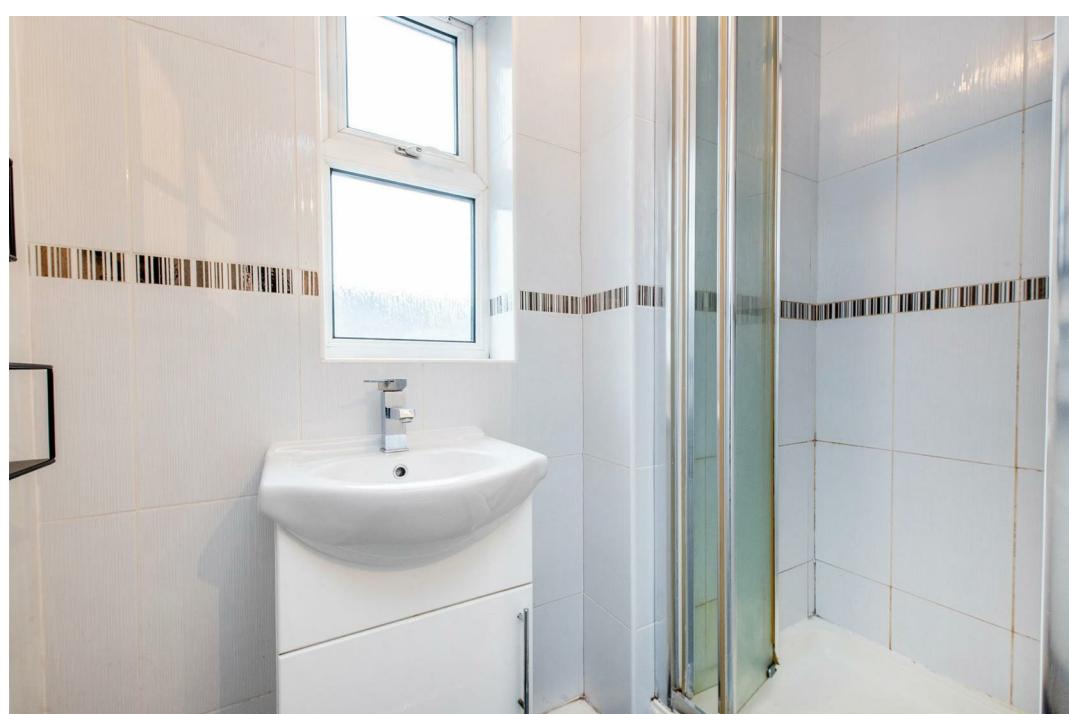
The second floor hosts a spacious fourth bedroom. Network connections are available on all levels of the home, offering excellent flexibility for those wishing to create a home office or study space.

Externally, to the front of the property is a private driveway providing off-road parking for two vehicles. To the rear is a generously sized garden featuring a lawn and decking area, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.











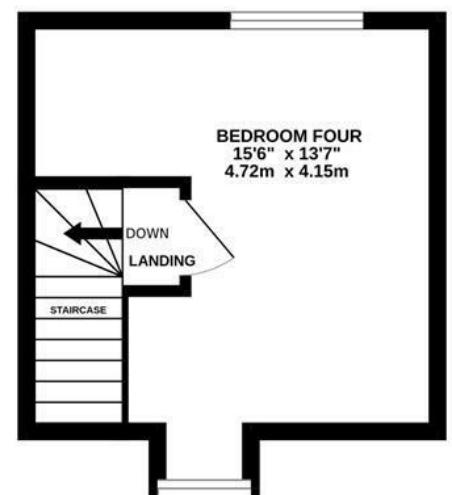
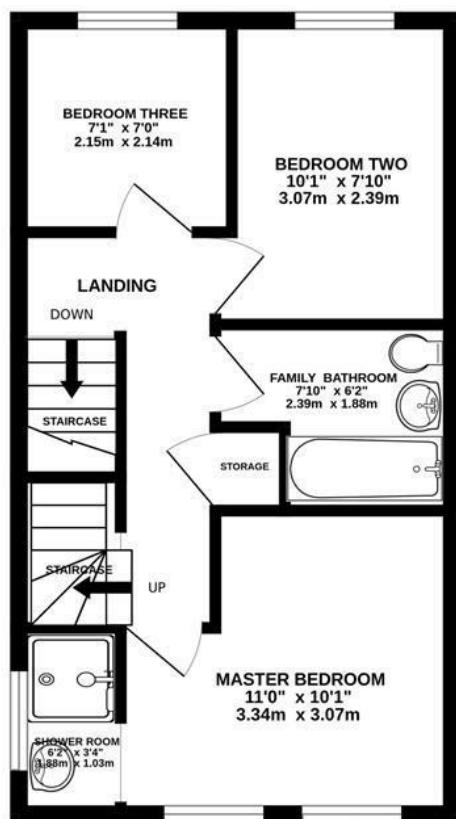
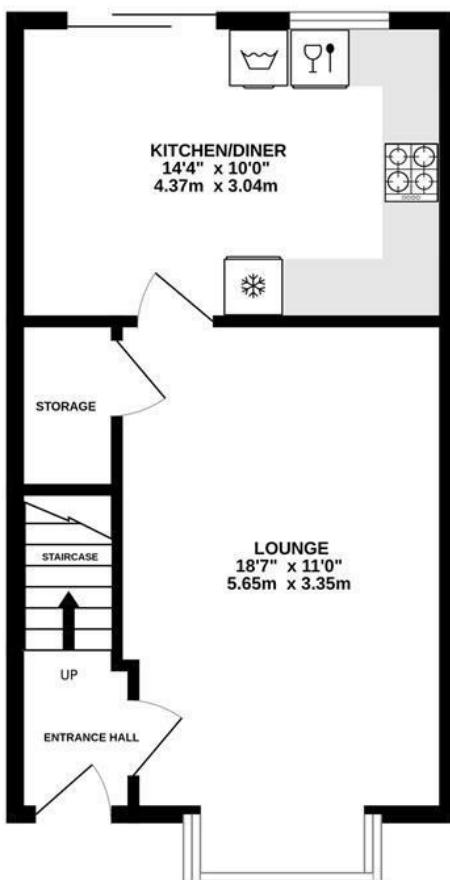


# BEN & ROSE

**GROUND FLOOR**  
390 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

2ND FLOOR  
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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.



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
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
		72	79
		EU Directive 2010/31/EU	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			

