



Mariner Walk, Chorley

£1,395 PCM

Ben Rose Estate Agents are pleased to present to market for let this beautifully presented three-bedroom, three-storey mid-terrace home, ideally positioned along the peaceful canal front in Chorley. This charming home offers generous living accommodation set across three floors, making it an excellent choice for families seeking both space and tranquillity. Enjoying lovely waterside views, the property benefits from a serene setting while still being conveniently located close to a range of local amenities, including well-regarded schools, shops, and leisure facilities. Chorley town centre is just a short distance away, along with excellent travel links such as nearby bus routes, Chorley train station offering direct connections to Manchester and Preston, and easy access to the M61 and M6 motorways.

Upon entering this home on the first floor, the entrance hall provides access to a versatile third bedroom, currently utilised as a home office, ideal for those working remotely. Also located on this floor is the generously sized lounge, featuring large double windows that allow plenty of natural light to flood the space, creating a bright and inviting atmosphere. The lounge provides access to a staircase leading down to the ground floor, while an additional staircase from the hall leads up to the second floor. Conveniently, this floor also benefits from a WC.

Heading down to the ground floor, you are welcomed into a hallway that leads through to a spacious and open plan kitchen and dining area, thoughtfully designed to overlook the rear garden. The kitchen is well-equipped with a range of integrated appliances, providing both style and functionality for modern family living. This level also benefits from a separate utility room, adding further practicality and storage options.

On the second floor, the landing gives access to two well-proportioned double bedrooms, both offering ample space for furnishings. The master bedroom enjoys the added luxury of a private en suite, while a modern family bathroom serves the remaining bedroom, completing the internal accommodation.

Externally, the property continues to impress. To the front, the home boasts a picturesque setting overlooking the canal, complemented by a small lawn and mature flowerbeds that enhance its kerb appeal. To the rear, the enclosed garden has been designed for low maintenance and enjoyment, featuring artificial lawn, a paved seating area ideal for outdoor dining, raised flower beds, and a garden shed for additional storage. This delightful home offers a wonderful balance of modern living, scenic surroundings, and practical family space.













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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	96	96
(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 (CO ₂) 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 	

