



Water Street, Chorley

£825 PCM

Ben Rose Estate Agents are pleased to present to the rental market this freshly decorated end-terrace home, ideally located within close proximity to Chorley town centre. Offering well-proportioned accommodation and a practical layout, this property is well suited to families or buyers seeking convenient access to local amenities and transport links. Chorley provides a wide selection of shops, supermarkets, cafés, restaurants, pubs and reputable schools, while excellent transport connections include Chorley railway station with direct services to Preston and Manchester. There are also regular bus routes to Preston, Blackburn and Wigan, along with easy access to the M6 and M61 motorways, making this a great choice for commuters.

Entering the property through the vestibule, you are welcomed into a spacious front lounge that provides a comfortable and inviting living area, ideal for everyday relaxation. To the rear is a large and bright kitchen/dining room, fitted with a functional kitchen and offering ample space for family dining and entertaining. Completing the ground floor is a modern three-piece family bathroom, conveniently positioned to serve the main living areas.

The first floor offers two well-sized double bedrooms, with the master bedroom providing generous space for bedroom furniture and storage. The second double bedroom is equally versatile and would suit a child's room, guest bedroom or home office. This floor is completed by a separate WC, adding further practicality for family living.

Externally, the property benefits from street parking to the front. To the rear is a pleasant garden featuring a paved patio seating area that leads down to a lawned section, ideal for outdoor enjoyment. In conclusion, this well-presented home offers comfortable living in a highly convenient location. Additional notes: the property has been freshly decorated throughout, allowing buyers to move straight in and personalise over time.













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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		
(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		
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