



## Eaves Lane, Chorley

£995

Ben Rose Estate Agents are pleased to present to the rental market this completely renovated, three bedroom, mid terrace cottage in the heart of Chorley. The home offers new, modern, fixtures and fittings throughout whilst also being in keeping with its traditional features. The home is situated only a short walk away from Chorley town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the spacious front lounge. The lounge features beamed ceilings as well as a beautiful fireplace as a centerpiece. This then leads into the gorgeous kitchen/breakfast room. The kitchen is newly fitted with stunning worktops and integrated appliances throughout. You'll also find a breakfast bar for up to two people and the open staircase with the exposed stone wall. Just off the kitchen is also a convenient utility room.

Moving upstairs, you'll find three bedrooms. The exposed brick feature continues up to the landing where you'll have access to each room on this floor. The master spans the width of the home provide spacious living, whereas the other two bedrooms offer good versatility. The family bathroom is a show stopping room with a brand new suite fitted along with a unique vaulted room, filling the room with ample natural light.

Externally, to the front of the property is on road parking with a gated path leading up to the front door. The rear is a lovely, split level yard for easy maintenance and privacy. There is also access to the road from here, located behind the home.









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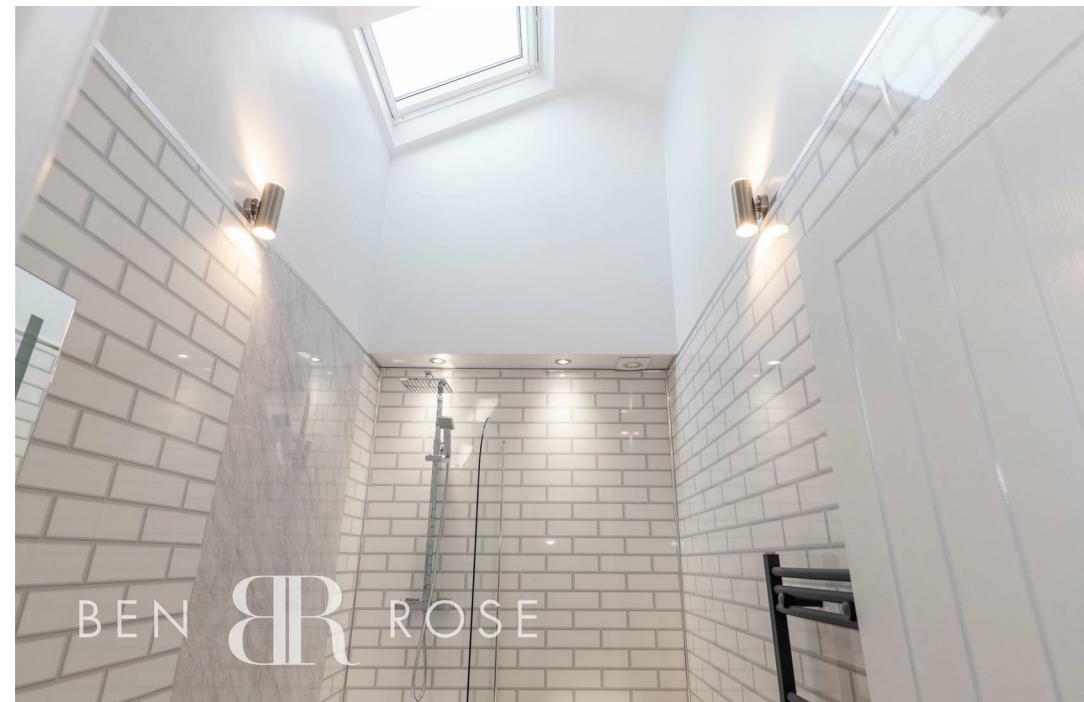
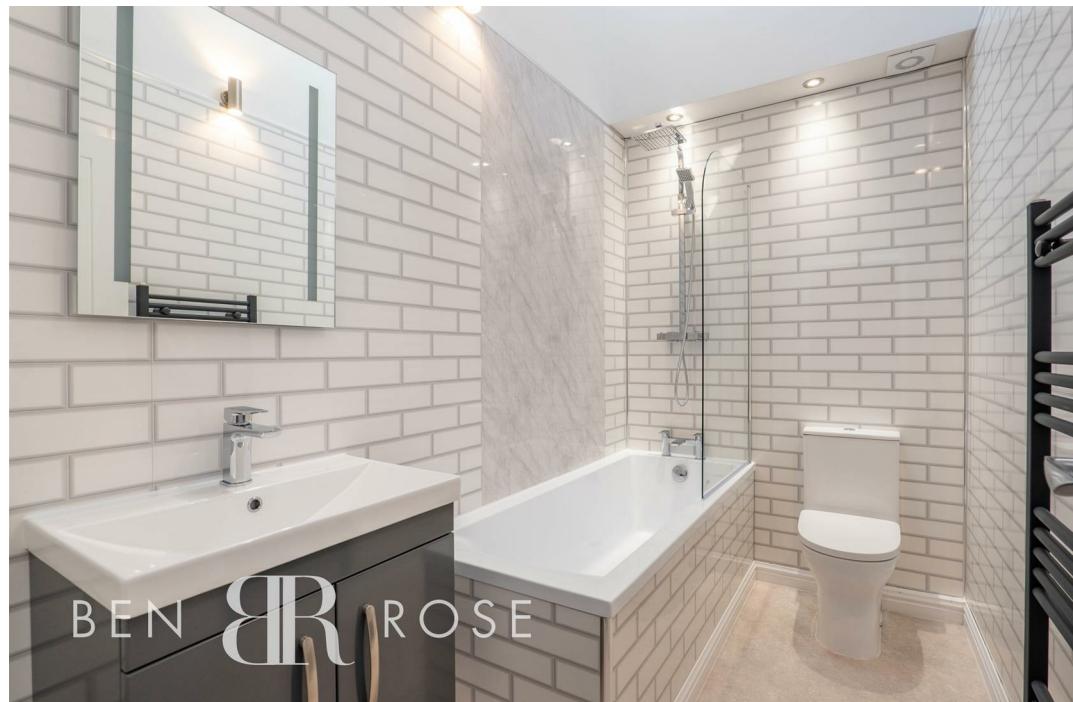


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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

