



**Alker Street, Chorley**

**£1,050 Per Month**

\*\*\*Let Prior to Marketing\*\*\*

Ben Rose Estate Agents are pleased to present to the rental market this well-presented three-bedroom mid-terrace home, arranged over three floors and offering spacious, versatile accommodation throughout. Ideally suited to professional couples, small families, or those seeking additional space, this attractive property enjoys a convenient location within easy reach of Chorley town centre. Residents can benefit from a fantastic selection of local shops, supermarkets, restaurants, pubs, and schools nearby, whilst excellent transport links include regular rail services to Preston and Manchester, bus routes to Preston, Blackburn, and Wigan, and straightforward access to the M6 and M61 motorways. Leyland and Preston are also easily accessible, making this an ideal location for commuters.

Upon entering the property, you are welcomed into the hallway, with a convenient WC located just off the entrance. To the front of the home is the fitted kitchen/diner, offering ample worktop and storage space alongside room for dining. Continuing through, the spacious lounge provides a comfortable living area and benefits from French doors opening directly onto the rear yard, allowing plenty of natural light to fill the room.

The first floor hosts a generous double bedroom, a well-proportioned single bedroom, and a modern four-piece family bathroom featuring both a bath and separate walk-in shower. Occupying the entire second floor is the impressive master bedroom, complete with Velux windows that create a bright and airy atmosphere.

Externally, the property benefits from on-street parking to the front. To the rear is a private paved yard, offering a low-maintenance outdoor space ideal for relaxing or entertaining. Combining generous accommodation, excellent commuter links, and a convenient town-centre location, this is a fantastic rental opportunity not to be missed.














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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	