



Seymour Street, Chorley

£695 PCM

Ben Rose Estate Agents are pleased to present to the market this rental opportunity for a two bed, two reception room, mid-terrace home situated within walking distance of Chorley town centre. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) and benefits from good local schools, nurseries and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally the property offers an open plan layout and briefly comprises; spacious lounge with bay window and staircase, dining room/family room and the addition of a kitchen extension, which is fully fitted with a cream kitchen, modern wall and base units and complementary worktops.

Moving upstairs, you will find a modern white three piece family bath with over the bath shower, large bright master bedroom with exposed wood flooring and another good sized bedroom.

Externally to the front of the property, there is a walled front garden and on road parking, whilst to the rear, there is easy access to a walled flagged patio yard with additional access from the kitchen.

The room dimensions of the property can be found on our floorplan.

Property to sell?

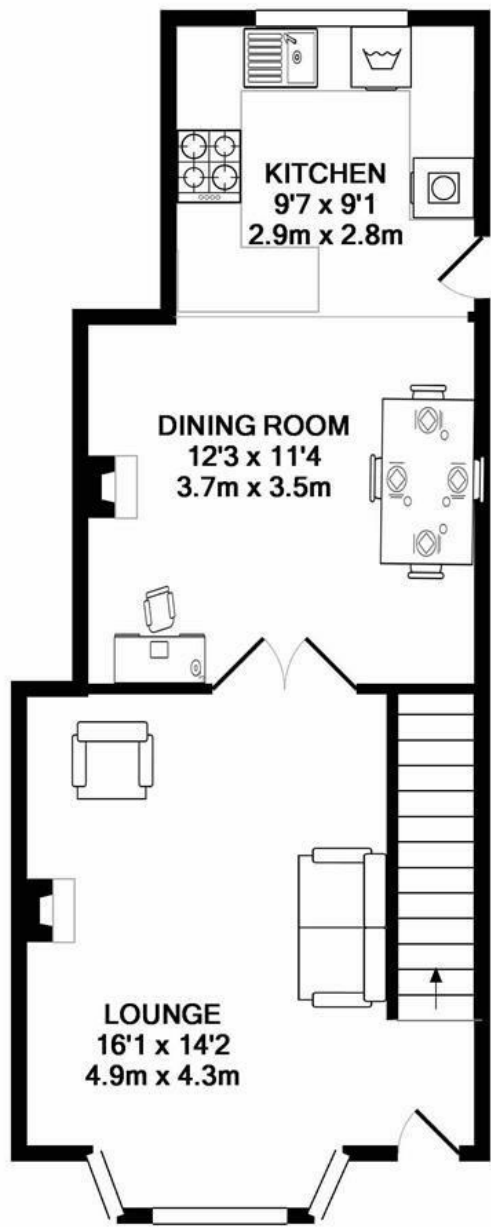
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



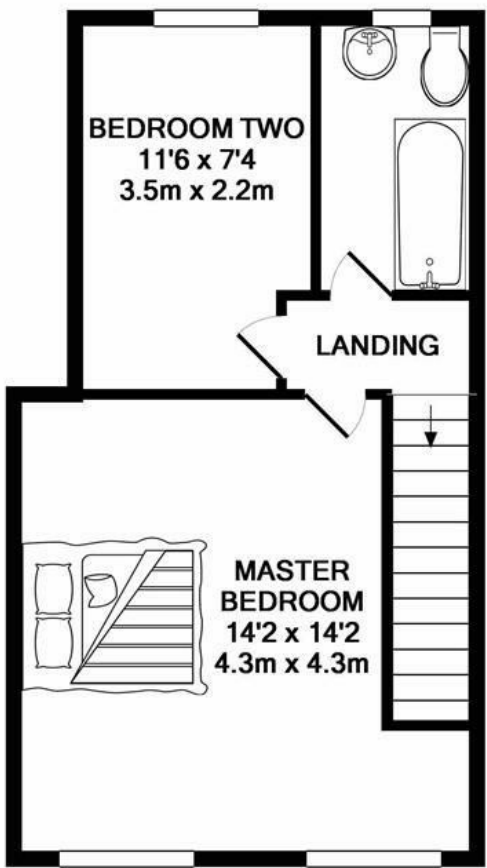




BEN ROSE



GROUND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

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	<div>68</div>	<div>87</div>
(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	65	86
(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 