



Geoffrey Street, Chorley

£850 PCM

Ben Rose Estate Agents are pleased to present to the rental market this three-bedroom terraced property situated in a convenient and well-established residential area of Chorley. Offering spacious accommodation throughout, this property enjoys easy access to a wide range of local amenities, including supermarkets, shops, cafés, schools, and leisure facilities, while Chorley town centre is only a short distance away. Excellent transport links are nearby, with Chorley railway station providing direct services to Manchester, Preston, and beyond, alongside regular bus routes and convenient access to the M61 and M6 motorways, making commuting throughout the North West straightforward.

Stepping through the entrance hall, you are welcomed into a generously sized family dining room, creating a versatile central living space ideal for both everyday family life and entertaining. The dining room benefits from views over the rear yard and features useful built-in storage beside the chimney breast, along with additional under-stair storage. French doors open through to the bright front lounge, where a large bay-fronted window allows plenty of natural light to flood the room, complemented by a charming gas fire that creates a warm and inviting atmosphere. From the dining room, a separate door leads through to the kitchen at the rear of the property, fitted with practical vinyl flooring, an integrated oven and gas hob, and a window overlooking the rear yard. An external door also provides direct access outside.

To the first floor, the property offers three well-proportioned bedrooms, providing flexible accommodation for a variety of lifestyles. The principal bedroom overlooks the rear yard and benefits from integrated storage and shelving, helping to maximise floor space. The remaining bedrooms are suitable for use as additional bedrooms, a home office, or hobby room. Completing the first-floor accommodation is the family bathroom, fitted with a bath and overhead shower.

Externally, the property features a small flagged area to the front, with on-road parking readily available. To the rear, there is a private enclosed yard offering a low-maintenance outdoor space, alongside a useful lean-to outbuilding providing additional storage potential. Combining spacious internal accommodation, practical features, and a highly convenient Chorley location early viewing is highly recommended to avoid potential disappointment.







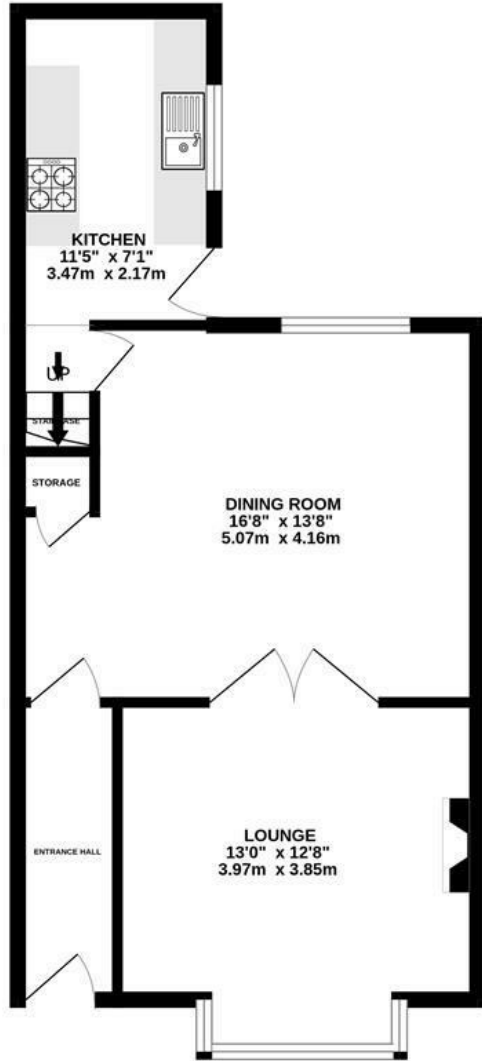




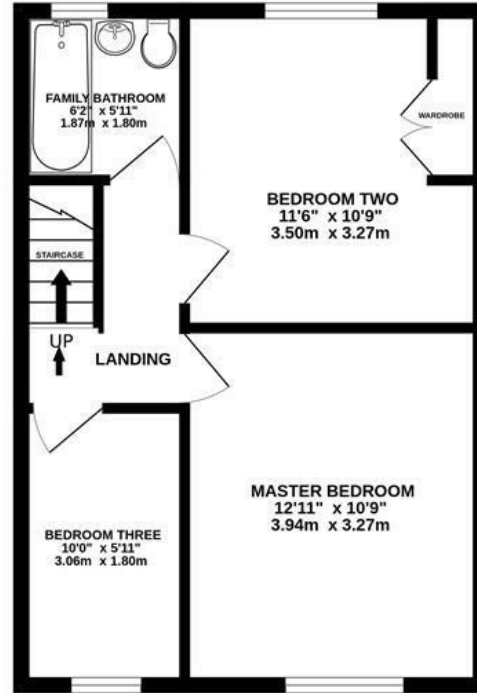


BEN ROSE

GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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		
	65	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

