



The Cedars, Chorley

£950

No More Viewings

Ben Rose Estate Agents are pleased to present to the rental market this well-presented two-bedroom semi-detached property, situated on a quiet cul-de-sac in the heart of Chorley. The property enjoys close proximity to both Chorley and Leyland, providing excellent access to superb local schools, supermarkets, and amenities. Its exceptional travel connectivity is enhanced by nearby bus routes and easy access to the M6 and M61 motorways. We highly recommend scheduling a viewing at your earliest convenience to avoid any potential disappointment.

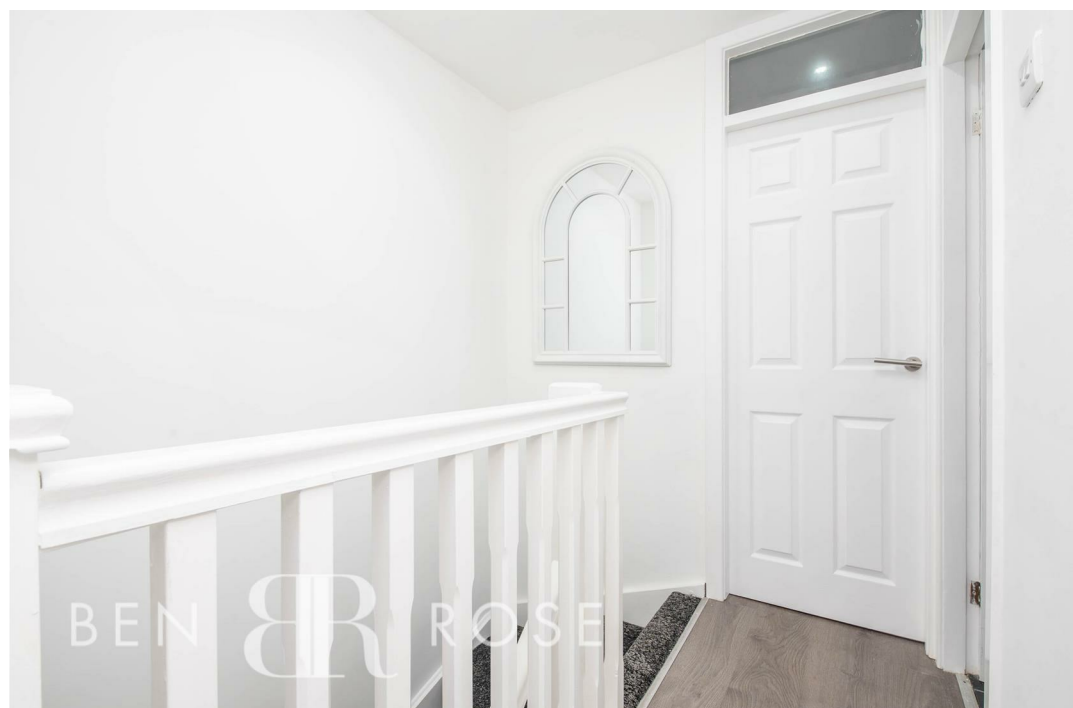
Internally, the property features a welcoming entrance porch/cloakroom that leads into the spacious lounge. The lounge offers a large front-facing window and an attractive open staircase leading to the upper level. Continuing on, you'll discover the modern kitchen, which showcases sleek wall and base units with complementary oak-wood worktops, a convenient breakfast bar, and freestanding appliances including a fridge, freezer, washing machine, and an integrated oven/hob. Access to the garden can be found here through a single door.

Heading upstairs, you'll find two generously sized bedrooms. The second bedroom benefits from integrated wardrobes and storage. Completing the offerings on this floor is the three-piece family bathroom, featuring a 'P'-shaped bath and a shower head.

The property has recently undergone refurbishment and rewiring throughout, with the addition of a new boiler and heating system.

Externally, the front of the property features a lawned garden that extends to the driveway, offering space for up to two cars. The rear garden, currently undergoing renovation, is generously sized and primarily laid to lawn. Additionally, it includes a shed with electrics for added convenience.

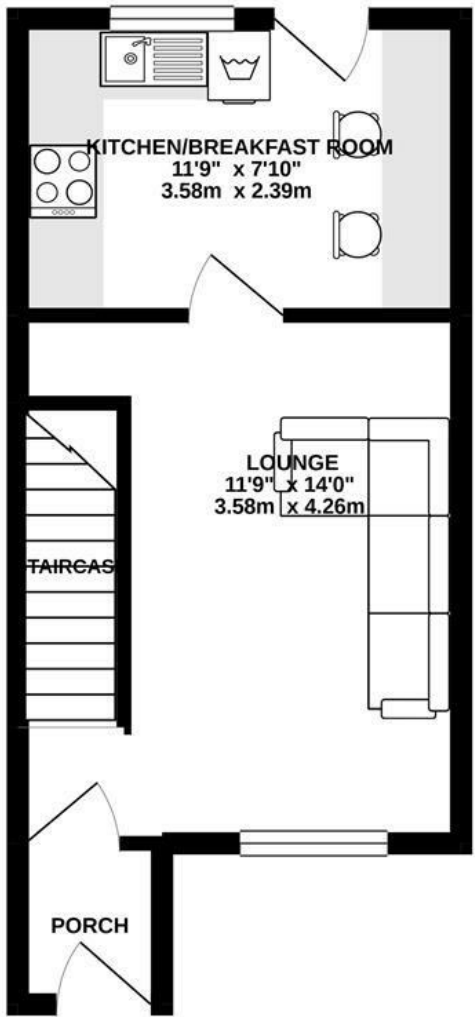




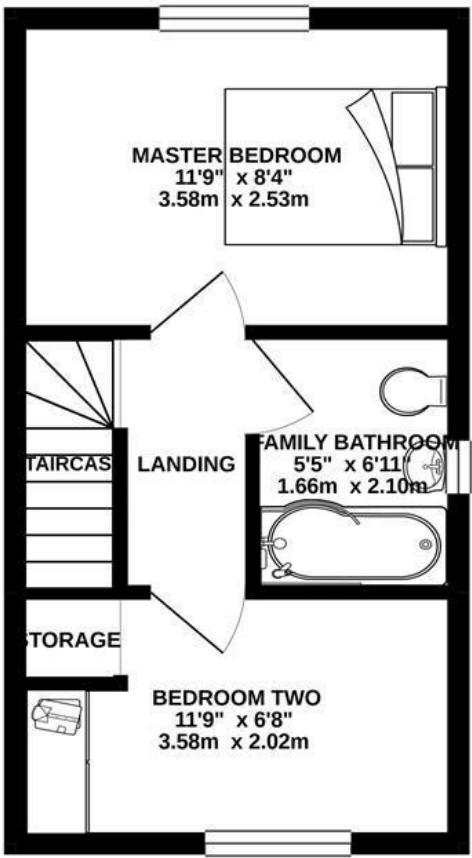


BEN ROSE

GROUND FLOOR
272 sq. ft. (25.3 sq. m.) approx.



1ST FLOOR
256 sq. ft. (23.8 sq. m.) approx.



TOTAL FLOOR AREA : 528 sq. ft. (49.1 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		
	55	68
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	39	45
England & Wales		
EU Directive 2002/91/EC		

