



BEN ROSE

## Coltsfoot Drive, Chorley

£795

Ben Rose Estate Agents are delighted to present to the rental market this beautifully appointed modern two-bedroom semi-detached home situated in a sought after residential location within Chorley. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) whilst still enjoying the delights of the local country side and great walks, ideally placed for good local schools and local supermarkets.

Internally, the property briefly comprises of an entrance hall leading to staircase, a spacious living room, compromising of some under stair storage and a bright and airy kitchen/dining room. The kitchen comes complete with modern units and complimentary work surfaces and enough room for a four person family dining table. Access to the garden can also be found here.

On the first floor there are two good sized double bedrooms with the master benefitting from some integral storage space. Also on this floor you will find the family bathroom with a three piece white suite and additional storage just off the landing.

Externally the property briefly consists of a drive for at least two cars along with a small storage shed to the side entrance. To the rear there is a lawned garden edged with mature plants and edged fencing for privacy.



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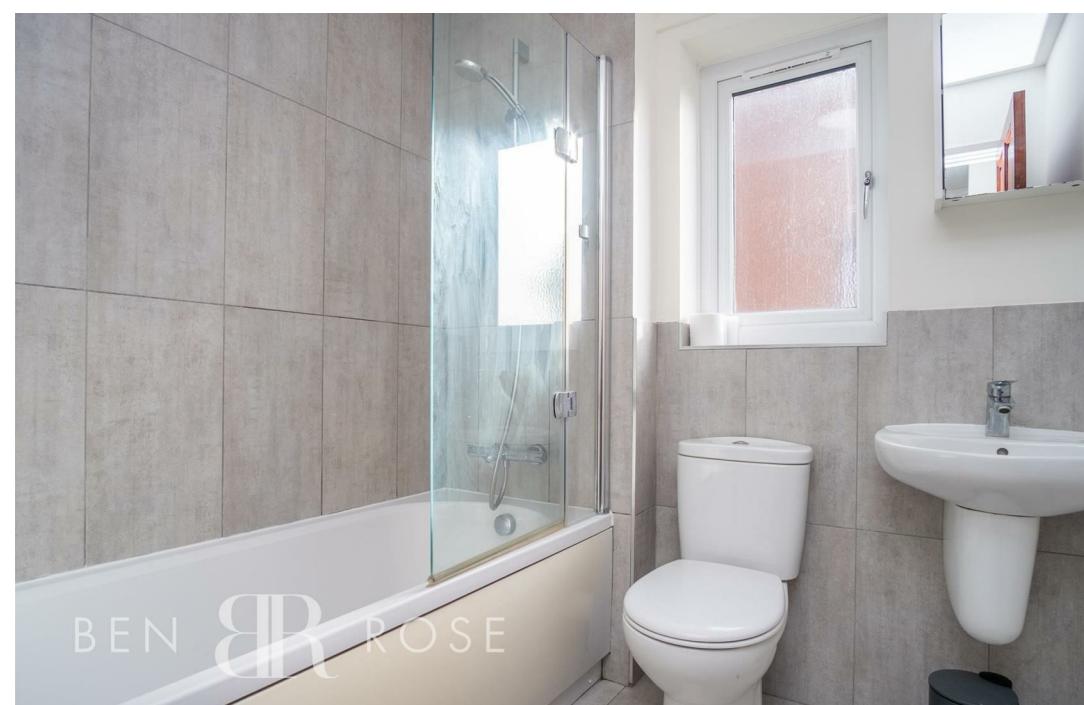
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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                                   | 62                      | 72        |
| (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   | 60                      | 70        |
| (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 |           |

