



Brooke Street, Chorley

Offers Over £99,995

INVESTORS ONLY, BEING SOLD WITH TENANTS IN SITU

Tenant currently paying £650pm (Rolling contract)

Ben Rose Estate Agents are pleased to present to market this two-bedroom, mid-terrace property, ideally suited to investors, with tenants in situ. Situated just outside Chorley town centre, this well-located home offers convenient access to a wealth of amenities including local shops, supermarkets, eateries, and leisure facilities. Chorley Train Station is only a short distance away, providing excellent rail links to Preston, Manchester and beyond, while nearby bus routes connect the surrounding towns and villages with ease. For those commuting by car, the M6, M61 and M65 motorways are all within close reach, offering superb regional connectivity.

Stepping into the property, you are welcomed into a small vestibule that leads directly into the spacious front lounge, a comfortable reception space ideal for day-to-day living. From here, you flow through to the kitchen, which benefits from an integrated oven, additional space for freestanding appliances, and useful under-stair storage. A hallway connects the ground floor accommodation, granting access to the rear yard and leading to the three-piece family bathroom, positioned at the back of the home.

To the first floor, you will find two well-proportioned double bedrooms, both offering plenty of space for furnishings. Bedroom two also benefits from integrated storage, enhancing practicality.

Externally, to the front is space for on-street parking. To the rear is a low-maintenance yard with the added benefit of access to a ginnel located behind the home.

In summary, this is a well-positioned and practical investment opportunity, offering immediate rental income in a popular residential area of Chorley.







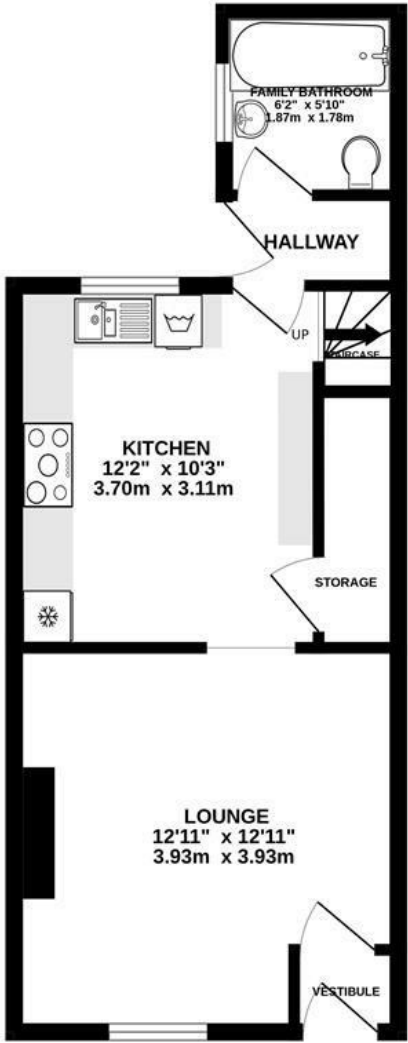




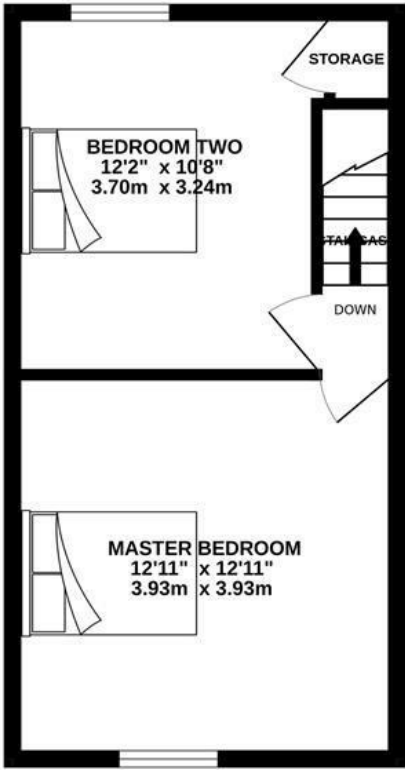


BEN ROSE

GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.




TOTAL FLOOR AREA : 694 sq.ft. (64.5 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	<div>57</div>	<div>88</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		
(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 