



Geoffrey Street, Chorley

Offers Over £119,995

INVESTORS ONLY, BEING SOLD WITH TENANTS IN SITU

Tenant currently paying £700pm (Rolling contract)

Ben Rose Estate Agents are pleased to present to market this two-bedroom mid-terrace property, offered exclusively to investors with tenants currently in situ. Positioned in a convenient residential area of Chorley, the home provides an appealing opportunity for those seeking a ready-made rental investment in a consistently strong rental market. Chorley offers a wide range of amenities including supermarkets, cafés, schooling options, and leisure facilities, while excellent transport links such as Chorley train station, regular bus services, and easy access to the M61 and M6 ensure straightforward travel to Preston, Bolton, and Manchester.

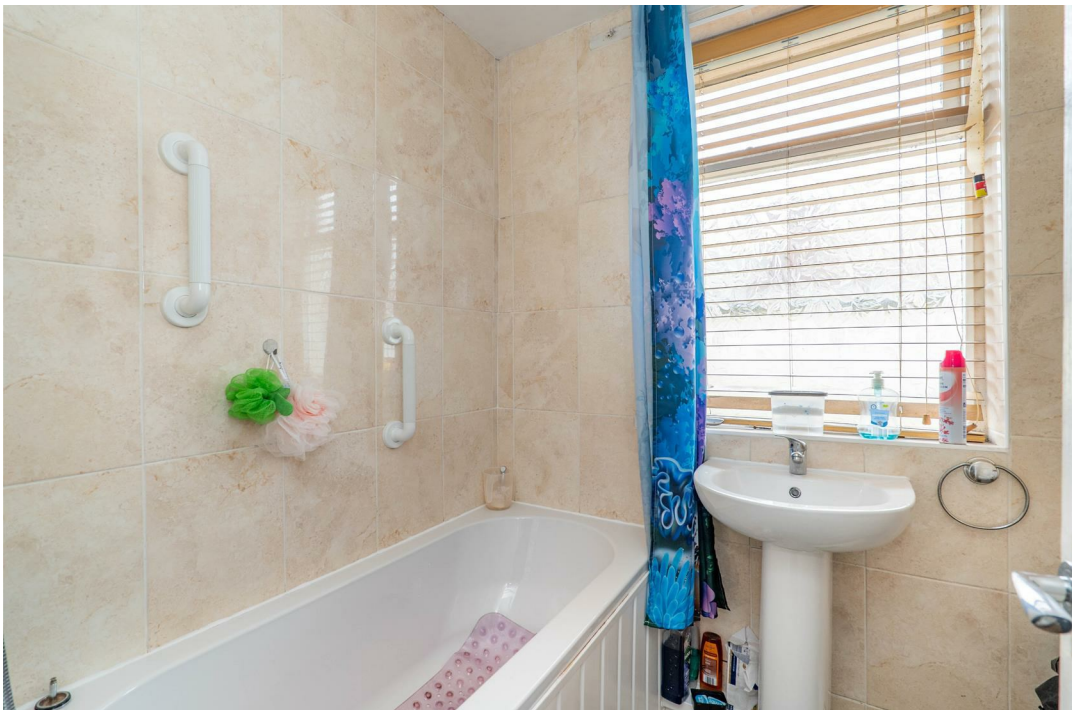
On entering the property, the vestibule leads into a spacious front lounge that provides a comfortable living space for tenants. From here, you move through to the sizeable dining room, which features an open staircase and a characterful fireplace as its focal point. The dining room flows into the kitchen, equipped with practical cabinetry and work surfaces, and beyond this sits the three-piece family bathroom positioned at the rear.

The first floor hosts two well-proportioned bedrooms that offer dependable tenant accommodation, together with a separate shower room that supports everyday convenience.

Externally, the property benefits from on-street parking at the front. To the rear is a low-maintenance yard that includes a useful utility area and access to the ginnel running behind the row of terraces. Overall, the property represents a strong investment opportunity for those seeking a tenant-occupied home in a well-connected Chorley location.

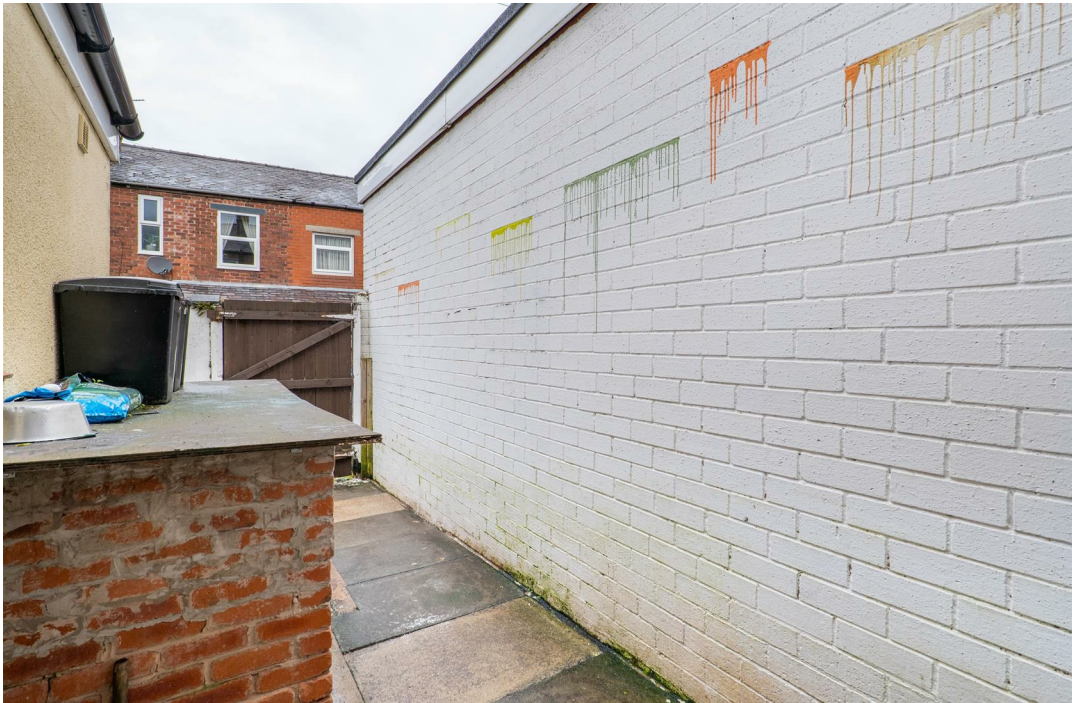






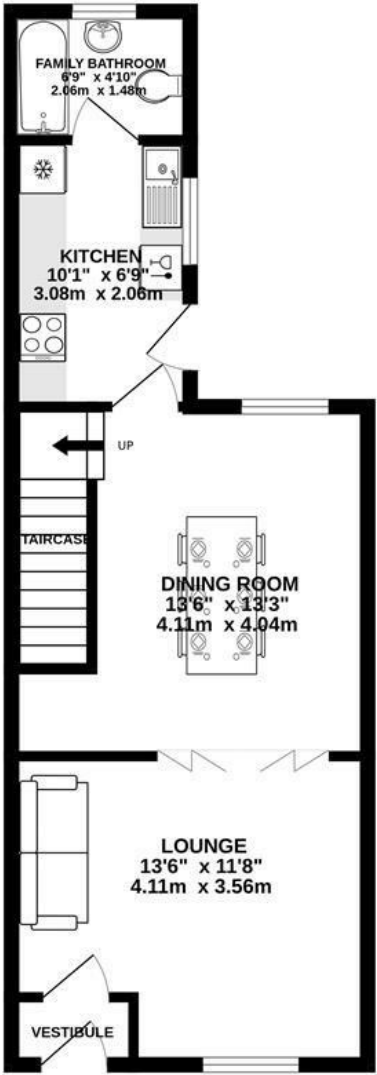




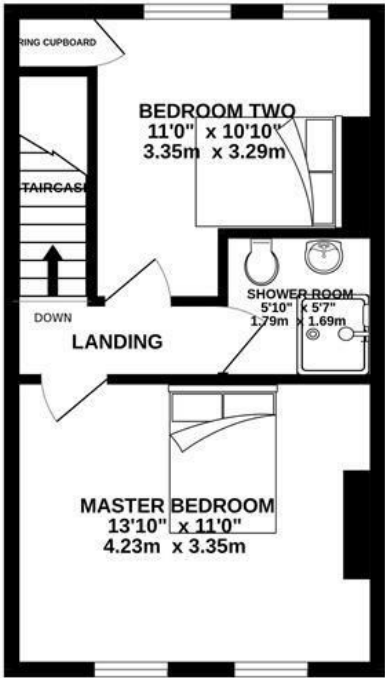


BEN ROSE

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 

