



Seymour Street, Chorley

Offers Over £99,995

Ben Rose Estate Agents are pleased to present to market this well-presented mid-terrace property, offered to let and ideally suited for tenants seeking a comfortable and conveniently located home. Situated in the popular area of Chorley, the property benefits from a wealth of nearby amenities including local shops, supermarkets, cafés, and well-regarded schools. Excellent transport links are within easy reach, with nearby train stations providing direct routes into Preston, Manchester and beyond, as well as convenient access to bus routes and major motorway networks such as the M61 and M6, making it ideal for commuters.

Upon entering the home, you are welcomed via a vestibule that leads into a good-sized lounge. This inviting space benefits from a charming bay window that allows plenty of natural light to fill the room, along with a log burning stove that adds warmth and character. The lounge flows through to the kitchen, which also houses the staircase to the first floor. From the kitchen, a hallway provides access to the family bathroom as well as additional storage space, offering practicality and convenience for everyday living.

Moving upstairs, the property offers two generously sized bedrooms, both providing ample space for furnishings. The master bedroom is particularly appealing, benefitting from stylish wood panelling that adds a touch of character and creates a cosy atmosphere.

Externally, the property offers on-street parking to the front. To the rear, there is a low-maintenance enclosed yard with surrounding walls, providing a private outdoor space with room for outdoor furniture—ideal for relaxing during the warmer months. Overall, this property presents an excellent rental opportunity, combining character features with a practical layout in a highly convenient location.

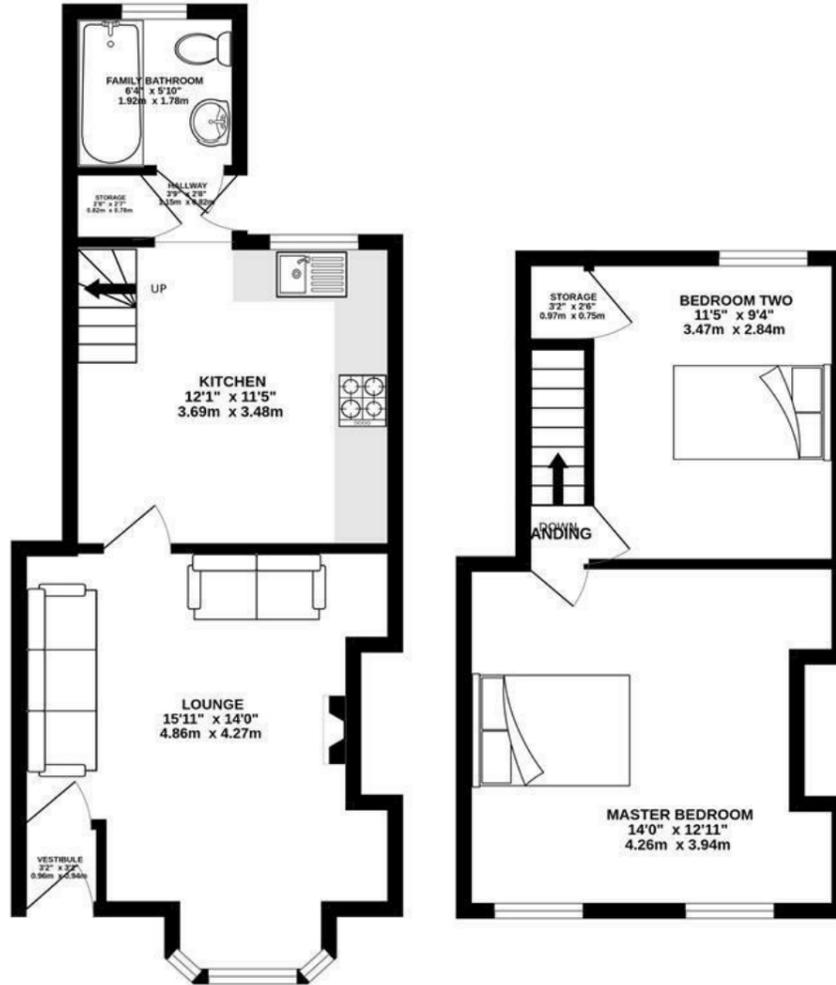






GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.

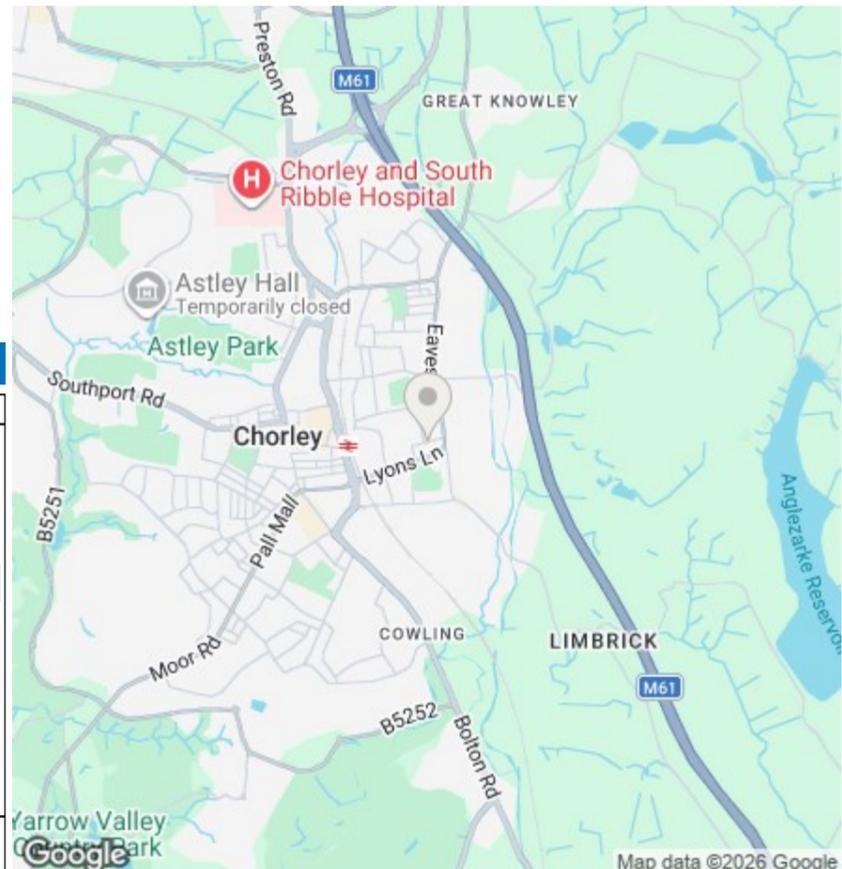


TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

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		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		71
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	