



## Eaves Lane, Chorley

£795

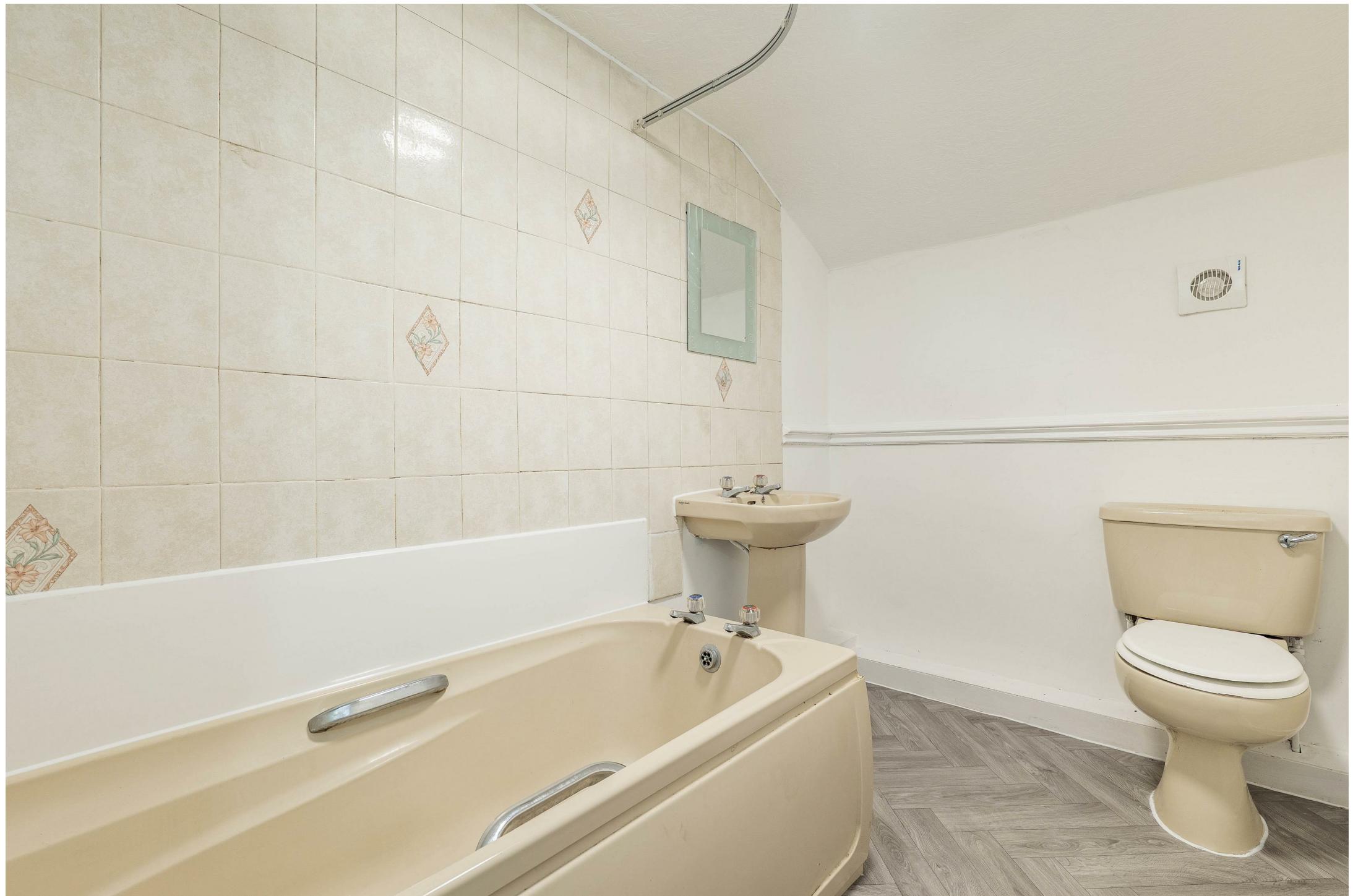
Ben Rose Estate Agents are pleased to present to the rental market this two bedroom, mid terrace property in the heart of Chorley. The home is situated only a short walk away from Chorley town centre and its superb local schools, shops and amenities with fantastic travel links via the nearby M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

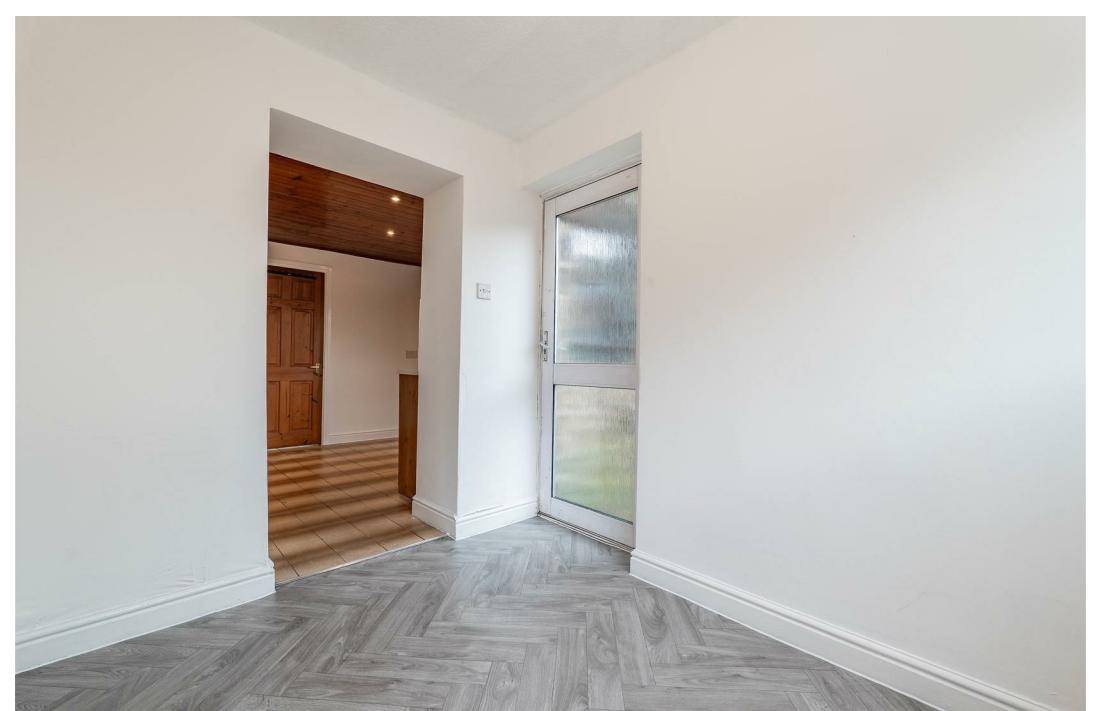
Internally, you're welcomed into the spacious sun filled lounge with a feature fireplace. Here you'll find access to the kitchen via a single door. The kitchen is of a good size, provides ample worktop space and is where you'll find the stairs leading to all first floor rooms. Access to the dining room, can also be found here, via an archway. This room receives ample light, can comfortably fit a four person family dining table and gives access to the garden.

Moving upstairs you'll find two bedrooms, both sufficient in size to fit double beds, and with the master spanning the width of the house. A generously sized three piece family bathroom can also be located on this floor.

Externally, to the front of the property is room for on-road parking, whilst to the rear is a secluded garden, primarily paved throughout with room for outdoor storage and seating.







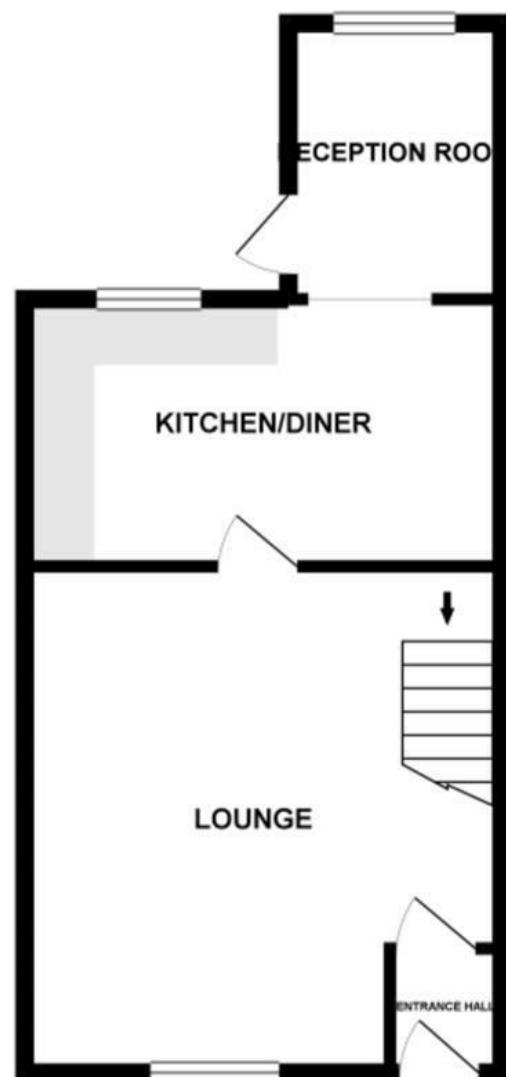






# BEN ROSE

GROUND FLOOR



1ST FLOOR



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		88
(81-91) B		
(69-80) C	72	
(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 <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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

