



## Buchanan Street, Chorley

**Offers Over £109,995**

**\*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 well-presented two-bedroom mid-terrace property, ideal for investors and offered with tenants in situ. The home is situated in a convenient and central Chorley location, just a short distance from the town centre with its wide range of shops, supermarkets, restaurants, cafés, pubs and schools. Excellent transport links are close by, including rail connections to Preston and Manchester, as well as strong bus routes servicing Preston, Wigan and Blackburn. For those commuting further afield, the M6 and M61 motorway networks are easily accessible, with neighbouring towns such as Leyland and Preston only a short drive away.

Moving through the ground floor, the property is entered via a vestibule, offering separation from the living space. From here, you are welcomed into a spacious lounge, offering generous room for furnishings and a comfortable area for relaxation. To the rear sits the well-sized kitchen/dining room, fitted with wall and base units, worktops and space for appliances, with ample space for a dining table.

To the first floor, the property offers two bedrooms, comprising a generously sized master bedroom and a second single bedroom suitable as a guest room, nursery or home office. Completing this level is a three-piece family bathroom.

Externally, the property features street parking to the front. To the rear is a low-maintenance paved yard, offering outdoor space suitable for storage or seating.

This property presents an excellent opportunity for investors seeking a ready-made rental property with reliable occupancy already in place. The home offers both convenience and accessibility in a sought-after location close to all amenities and transport links.









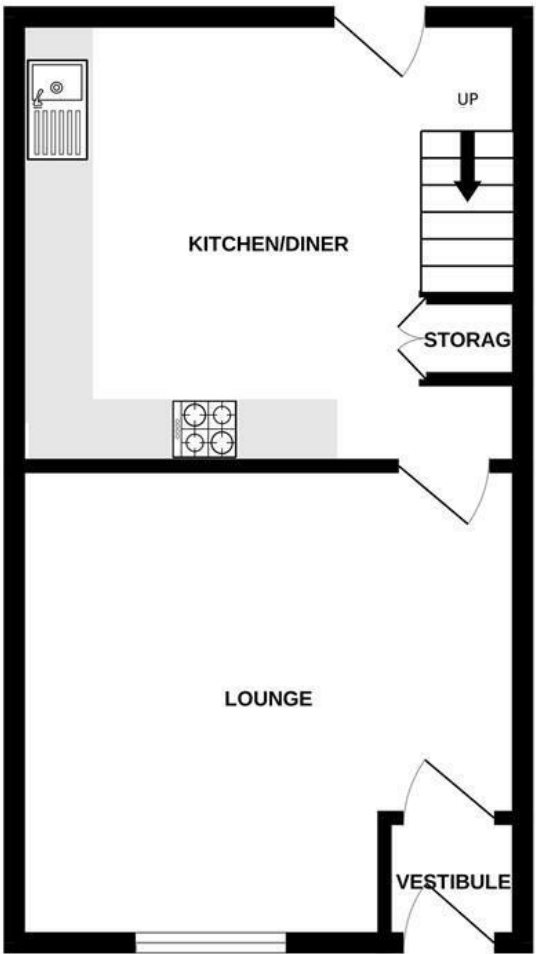




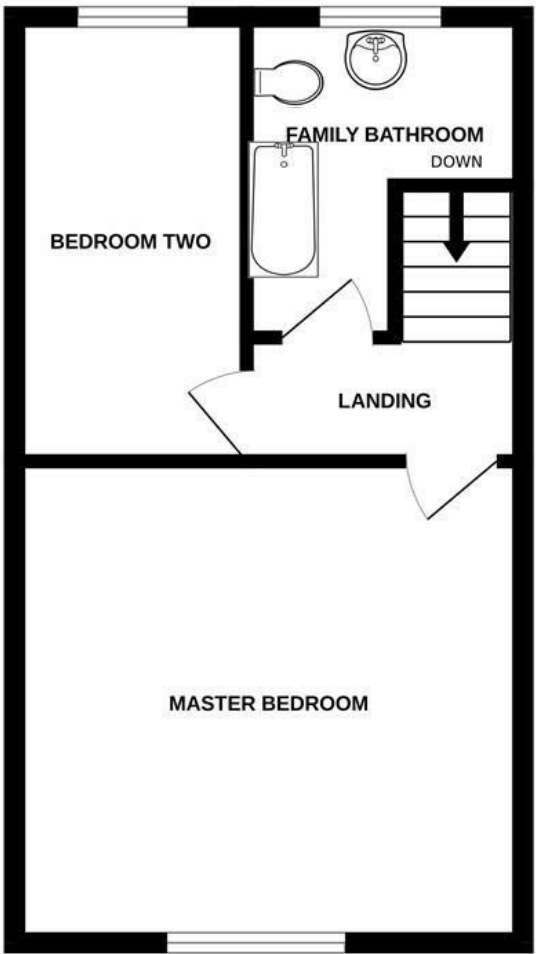


# BEN ROSE

GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



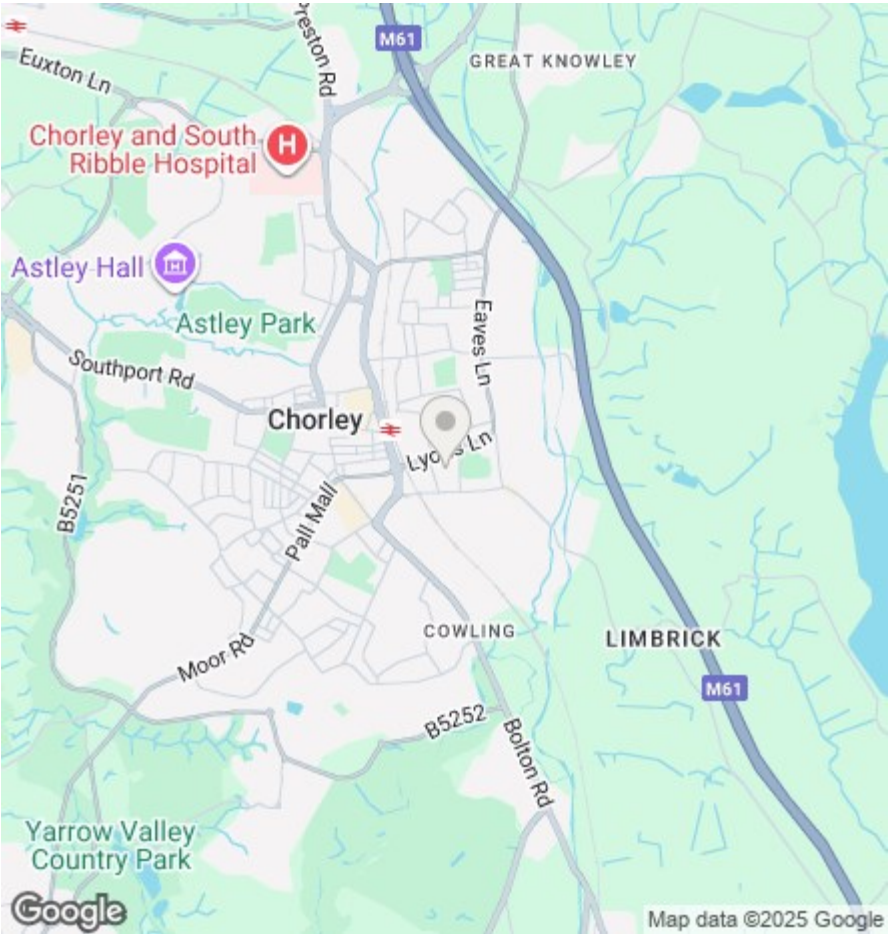
1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.




TOTAL FLOOR AREA : 714 sq.ft. (66.4 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
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 