



Ullswater Road, Chorley

Offers Over £119,995

INVESTORS ONLY, BEING SOLD WITH TENANTS IN SITU

Tenant currently paying £750pm (Rolling contract)

Ben Rose Estate Agents are pleased to present to market this spacious four-bedroom mid-terrace property, ideal for investors and offered with tenants in situ. Situated in a highly convenient area of Chorley, the home is just a short walk from the town centre where an excellent range of local amenities can be found, including supermarkets, independent shops, pubs, cafés and restaurants. The area is well connected, with Chorley Railway Station offering direct services to Preston and Manchester, alongside strong bus links to Preston, Blackburn and Wigan. Additionally, the nearby M6 and M61 motorway networks provide superb access for commuting across the region to areas including Leyland and Preston.

Stepping into the property, you are greeted by a porch and welcoming entrance hall that leads into the main living spaces. The front-facing lounge offers a cosy and comfortable setting, while the adjoining dining room provides an excellent area for mealtimes or entertaining. To the rear sits the fitted kitchen, offering ample cabinetry and work surfaces, with access leading into a conservatory, adding valuable additional living space.

To the first floor, the property offers an impressive four bedrooms, comprising a generous master and three further double bedrooms, making the home ideal for families or multiple occupancy arrangements. Completing this floor is a three-piece family bathroom.

Externally, the property features street parking, along with a small low-maintenance front garden. To the rear is a private garden space requiring some TLC, offering excellent potential for improvement or landscaping.

This sizeable property presents a fantastic opportunity for investors seeking a well-located home with strong rental potential and existing tenancy in place.







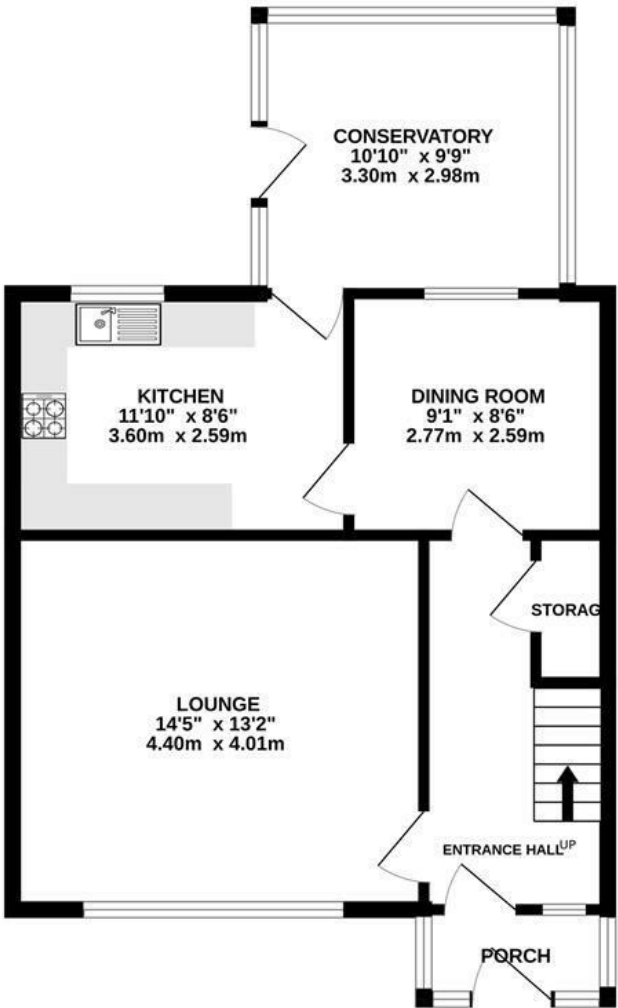




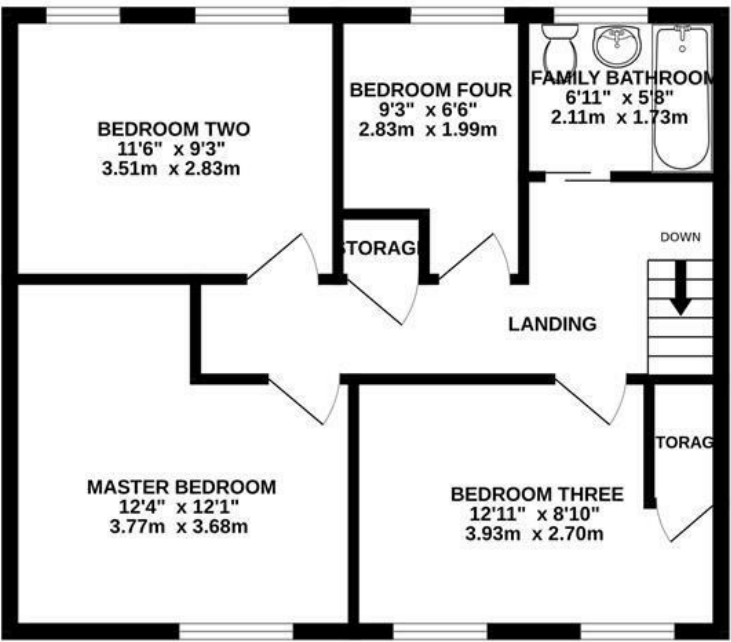


BEN ROSE

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.




TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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	<div>71</div>	<div>85</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	<div>67</div>	<div>83</div>
(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 