



## Tootell Street, Chorley

**Offers Over £119,995**

**\*INVESTORS ONLY, BEING SOLD WITH TENANTS IN SITU\***

Tenant currently paying £745pm (Rolling contract)

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terraced property in a sought-after area of Chorley. The home is situated close to Chorley town centre and its superb local schools, shops, and amenities, with fantastic travel links via Chorley Train Station and the nearby M6 and M65 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises a welcoming entrance hall that leads through to the dining room and lounge. The dining room is currently utilized as an additional bedroom, providing great versatility. The lounge features a stylish fireplace and a large window overlooking the rear garden. From the lounge, you'll find the modern kitchen at the rear, complete with an integrated oven and hob and a single door leading out to the garden. Completing the ground floor is the spacious four-piece family bathroom.

Moving upstairs, you will find two well-proportioned double bedrooms and a study room, which also works well as additional storage space.

Externally, there is plenty of on-street parking to the front, while to the rear is a low-maintenance yard space.





















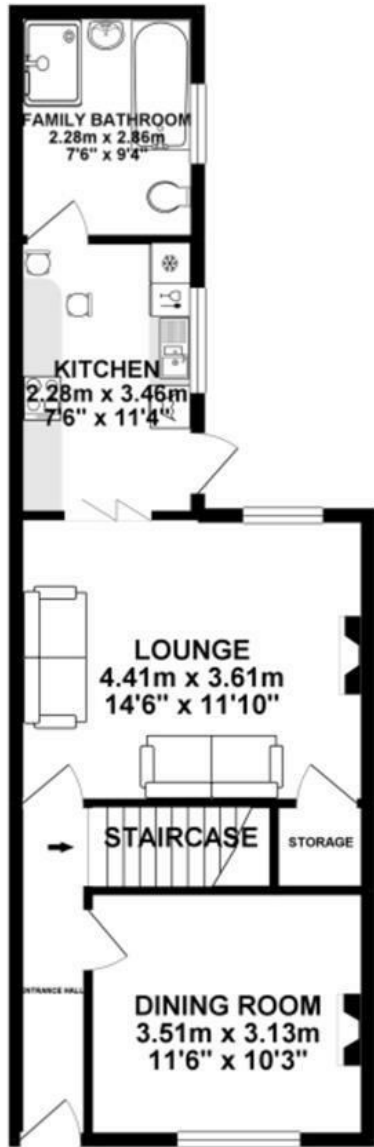




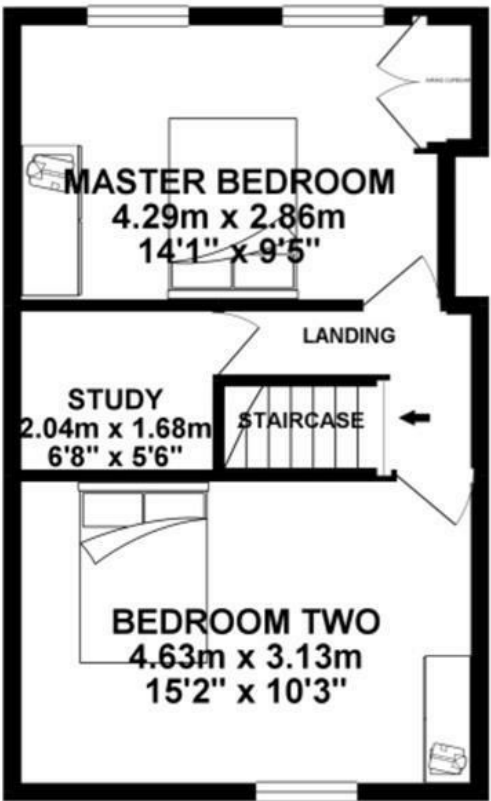


# BEN ROSE

GROUND FLOOR 48.99 sq. m.  
( 527.31 sq. ft. )



1ST FLOOR 34.99 sq. m.  
( 376.63 sq. ft. )



TOTAL FLOOR AREA : 83.98 sq. m. ( 903.94 sq. ft. ) 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.  
Made with Metropix 6/2/20



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		
	70	76
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	

