



Balcarres Road, Chorley

Offers Over £109,995

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 two-bedroom mid-terrace property, offered exclusively to investors with tenants in situ, and positioned within a popular residential area of Chorley, Lancashire. This well-placed home enjoys excellent access to a wide range of amenities, including local shops, supermarkets, well-regarded schools, and Chorley Town Centre. Ideal for commuters, the property sits within easy reach of Chorley and Buckshaw Parkway train stations, while strong bus links and the nearby M6 and M61 motorways provide superb connectivity to Preston, Manchester, and surrounding towns. Nearby attractions such as Astley Park, Chorley Market, and a selection of leisure facilities further enhance the appeal of the location.

Stepping through the vestibule, you are welcomed into the spacious front lounge, offering a comfortable and homely reception space. Moving through to the rear of the property, you'll find the well-sized kitchen/diner, complete with the charming original inglenook fireplace, now ideal for housing appliances while still providing an attractive focal point. This room offers excellent space for cooking and dining, with access to a practical utility area and useful under-stair storage.

To the first floor, the home benefits from two double bedrooms, both generous in size. The master bedroom comes equipped with fitted wardrobes, offering handy built-in storage. The accommodation is completed by a three-piece family bathroom, featuring an over-the-bath shower for added convenience.

Externally, the property offers on-street parking to the front, ensuring easy accessibility for residents. To the rear is a low-maintenance yard space, complete with a brick outbuilding ideal for storage, as well as access to the ginnel located behind the row of terraces. Overall, this is a well-situated investment opportunity that provides reliable rental return in a sought-after Chorley location.







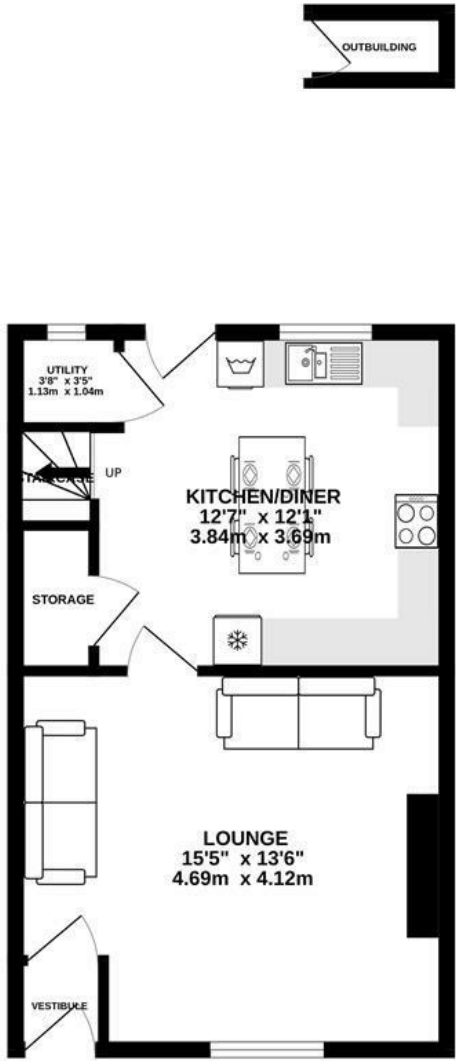






BEN ROSE

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

