



## Preston Road, Chorley

**Offers Over £249,995**

Ben Rose Estate Agents are pleased to present to market this beautifully appointed, two-bedroom, first-floor apartment situated in the highly sought-after over-60s development in the heart of Clayton-Le-Woods. Tucked away within a secure, gated complex, this modern and spacious home offers a perfect blend of luxury, comfort, and practicality for those seeking low-maintenance living in a peaceful yet convenient location. Residents will benefit from excellent travel links, with both the M6 and M61 motorways just a short drive away, making commuting to nearby towns and cities such as Chorley, Leyland, and Preston effortless. The area also boasts a selection of local amenities including supermarkets, doctors' surgeries, and bus routes within walking distance, while nearby attractions such as Cuerden Valley Park offer tranquil green spaces ideal for leisurely walks and relaxation.

Upon entering the apartment via secure code-access entry and a convenient lift to the first floor, you're welcomed into a bright and spacious main hallway that provides access to the majority of rooms. The contemporary design flows through to the generously sized lounge/diner, complete with double doors that open out onto a private balcony—an ideal spot for morning coffee or evening relaxation. The adjoining modern kitchen is fully fitted with sleek integrated appliances and ample surface and cupboard space, while the additional utility room offers excellent functionality for day-to-day living. Both bedrooms are superbly proportioned, with the master bedroom benefiting from a walk-in wardrobe, a luxurious three-piece ensuite bathroom with bath, and serene views over the woodland and landscaped communal gardens below. You'll also find a cosy reading nook here to take in the views. The second bedroom provides flexibility for guests or as a study. A stylish, modern shower room completes the internal accommodation.

Externally, the development features secure gated entry with private allocated parking for residents as well as ample visitor parking. To the rear, beautifully maintained communal gardens offer a peaceful escape, complete with a spacious patio seating area perfect for socialising or relaxing outdoors. The complex further benefits from a lift to all floors for ease of access, and residents can enjoy the use of a communal lounge and kitchen area that leads directly out to the patio, providing a fantastic space for social interaction and community events.

This charming and secure apartment offers an exceptional opportunity for those looking to downsize without compromising on style or comfort.



































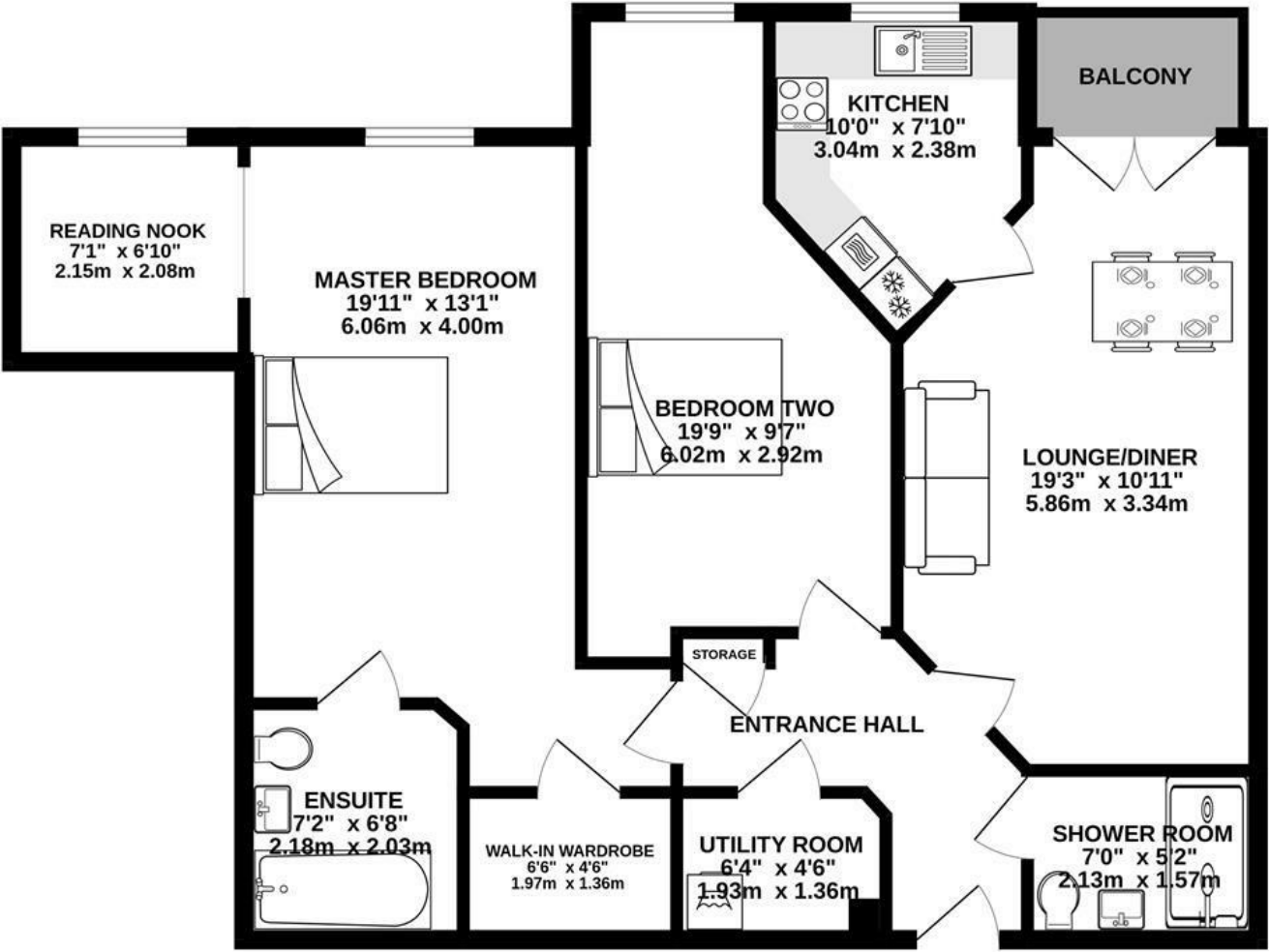








FIRST FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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) <b>A</b>                          | <b>88</b> | <b>88</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>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<br>2002/91/EC |

