



## Rosewood Close, Chorley

Offers Over £99,995

Ben Rose Estate Agents are pleased to present to market this well-presented one-bedroom first-floor apartment, offering an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a low-maintenance addition to their portfolio. Situated within a quiet and attractive cul-de-sac in Chorley, the property enjoys a convenient location close to a wealth of local amenities including supermarkets, shops, cafés and leisure facilities. Chorley town centre is just a short distance away, whilst excellent transport links are readily available via Chorley Railway Station, providing direct services to Manchester, Preston and beyond. The nearby M61 and M6 motorways also offer straightforward access to surrounding towns and cities, making this an ideal base for commuters. The property further benefits from newly installed windows throughout, a recently fitted combi boiler, and is offered to the market with no onward chain.

Entering the property, you are welcomed by an entrance hall that leads to a staircase rising to the first-floor accommodation. This provides a private entrance and a sense of separation from neighbouring properties, creating a more traditional home feel.

The first-floor landing opens directly into the spacious lounge, a bright and inviting living area benefitting from dual windows that allow plenty of natural light to flood the room throughout the day. Leading from the lounge is the well-equipped kitchen, offering ample cabinet space and room for all essential appliances. Continuing through the apartment, the generous double bedroom provides comfortable accommodation, whilst the three-piece family bathroom serves the home well. Additional built-in storage further enhances the practicality of the property, ensuring there is plenty of space to keep everyday items neatly organised.

Externally, the apartment benefits from two private parking spaces located to the side of the property, providing convenient off-road parking for residents and visitors alike. A particularly useful feature is the large under-stairs storage, accessed externally, offering excellent space. The home is positioned within a quiet and well-maintained cul-de-sac, creating a pleasant residential setting with minimal passing traffic. Combining comfortable living accommodation, recent upgrades including new windows and a combi boiler, practical storage solutions and a highly convenient location, this apartment represents a fantastic opportunity for first-time buyers seeking an affordable and well-connected home with no chain delay.

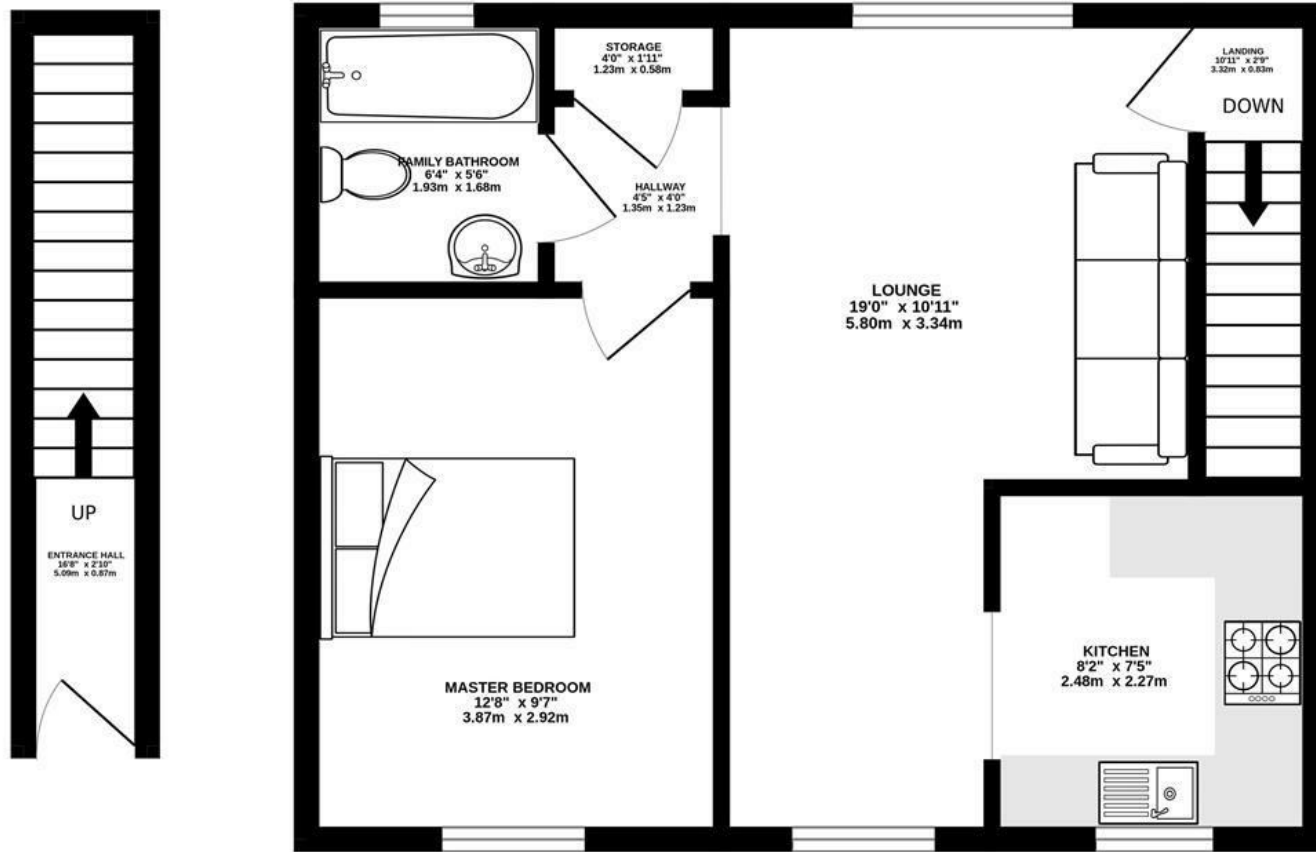




# BEN ROSE

GROUND FLOOR  
48 sq.ft. (4.4 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>70</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		
<b>England &amp; Wales</b>	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) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	