BEN ROSE



## Rookery Close, Chorley

## Offers Over £79,995

PLEASE NOTE: THIS PROPERTY IS AVAILABLE THROUGH A SHARED OWNERSHIP SCHEME, WITH 70% OWNERSHIP AVAILABLE TO THE PURCHASER AND THE REMAINING 30% OWNED BY PLACES FOR PEOPLE.

Ben Rose Estate Agents are delighted to present this beautifully maintained and spacious two-bedroom first-floor apartment, exclusively available to the over-55s. Ideally positioned within a quiet and private cul-de-sac development just off Collingwood Road, the property offers a relaxing environment while remaining conveniently located close to Chorley Town Centre and its range of local amenities. Excellent public transport links are also available, with a bus service just a short walk from the bottom of the road. Immaculately presented throughout, this lovely home would be ideal for those seeking comfortable, low-maintenance living in a tranquil setting, with early viewing highly recommended.

Accessed via a private ground-floor entrance, stairs lead up to a welcoming landing, from which all rooms can be reached. The generously sized lounge is positioned at the front of the property and benefits from a French door opening onto a Juliet balcony, creating a bright and airy space filled with natural light. Adjoining the lounge, the fitted kitchen offers a practical layout, featuring a range of wall and base units complimented by work surfaces, along with space for freestanding appliances.

The apartment offers two well-proportioned bedrooms, including a generous master bedroom with useful over-stairs storage and a comfortable second bedroom, ideal for guests or use as a hobby room. Completing the accommodation is a good-sized shower room, while a utility cupboard and an additional storage cupboard off the landing provide valuable extra space and practicality.











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WAVE MEALS
IN FREEZER
IKES KERSHAW's
+ FISH+ CHIPS
CRISP FISH+ CHIPS
RYING PAN AFTER
KING IN MICROWAVE
PLUG HUNG AT
E SIDE OF COOKER
MARIA MEALS
+ DRINKS
DAFFODIL





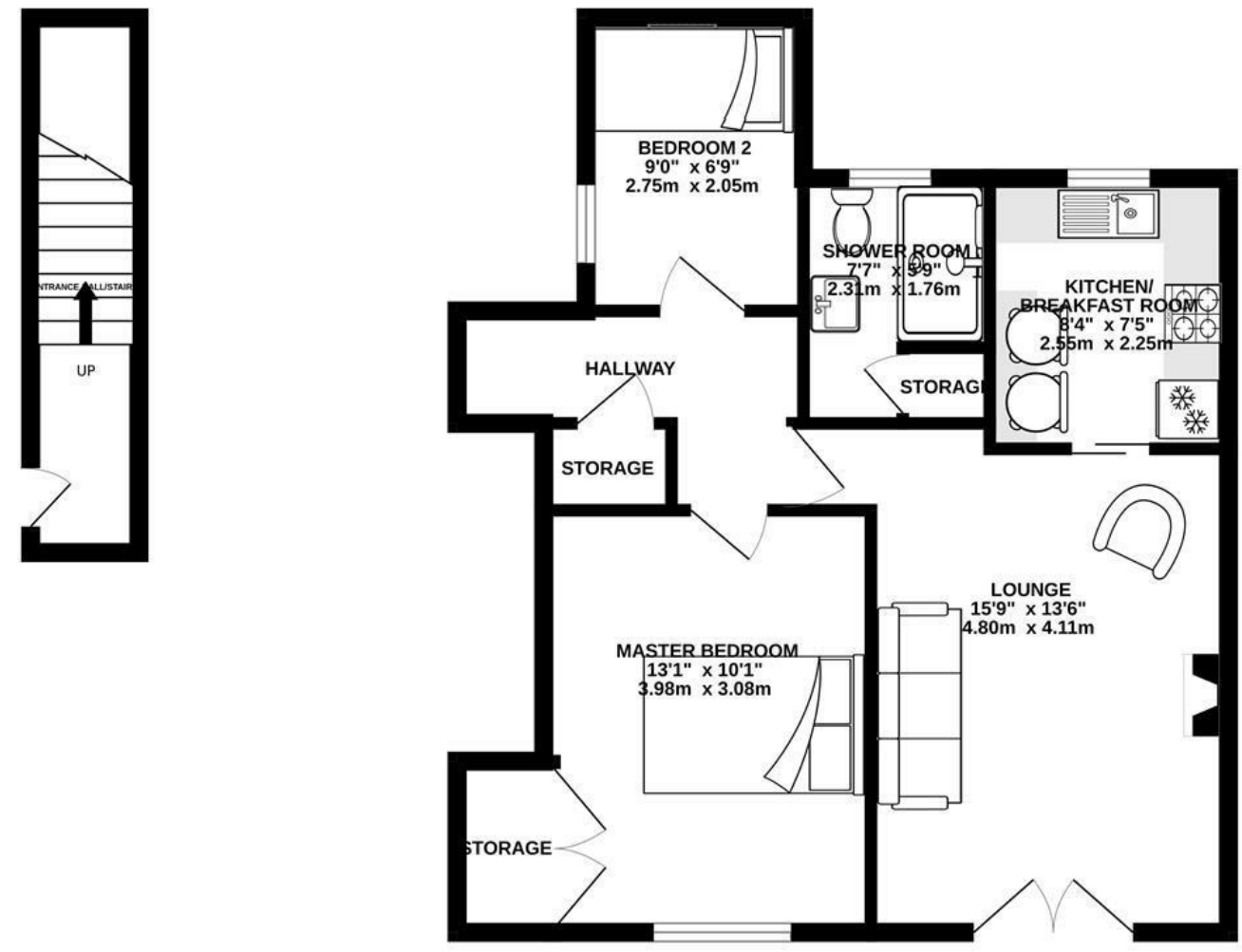

MARIA'S
GARDEN



# BEN ROSE

ENTRANCE FLOOR
55 sq.ft. (5.1 sq.m.) approx.

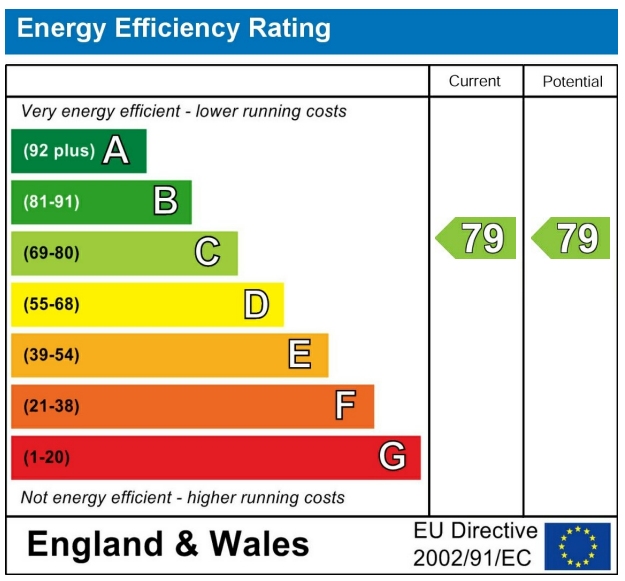
1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.

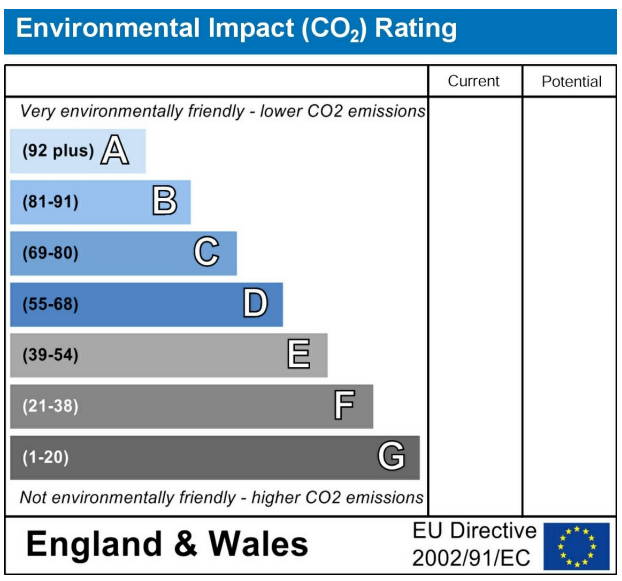


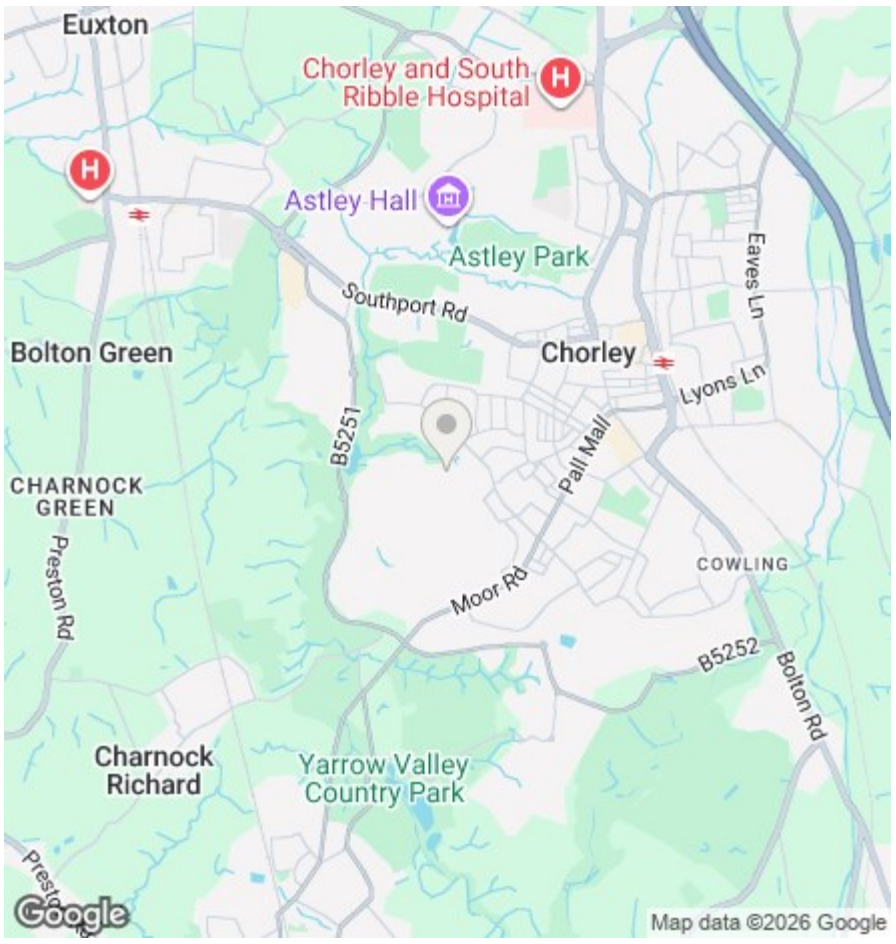

TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

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.




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