



**Park Road, Chorley**

**Offers Over £114,995**

Ben Rose Estate Agents are delighted to bring to market this well-presented second-floor apartment, set within a charming Grade II listed building just a short walk from Chorley town centre. This property is an ideal home for a first-time buyer or a fantastic buy-to-let opportunity for local investors. Residents benefit from private parking with security gates and external CCTV throughout. Ideally situated near Chorley town centre, the apartment is surrounded by excellent local parks, shops, and amenities, with fantastic travel links via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the apartment features a welcoming hallway providing access to the majority of rooms. The spacious lounge boasts a raised ceiling and a large window, allowing ample natural light to fill the space. Just off the lounge is a modern fitted kitchen, complete with integrated appliances, including a fridge, freezer, hob, oven, and washing machine. Moving back through the hall, you'll find two well-proportioned double bedrooms and a stylish three-piece family bathroom with an over-the-bath shower.

Externally, the property benefits from secure gated access leading to a private car park, where one allocated parking bay is provided. Additionally, the home has its own side access gate, a lawned area at the front, and a communal patio space shared among residents.





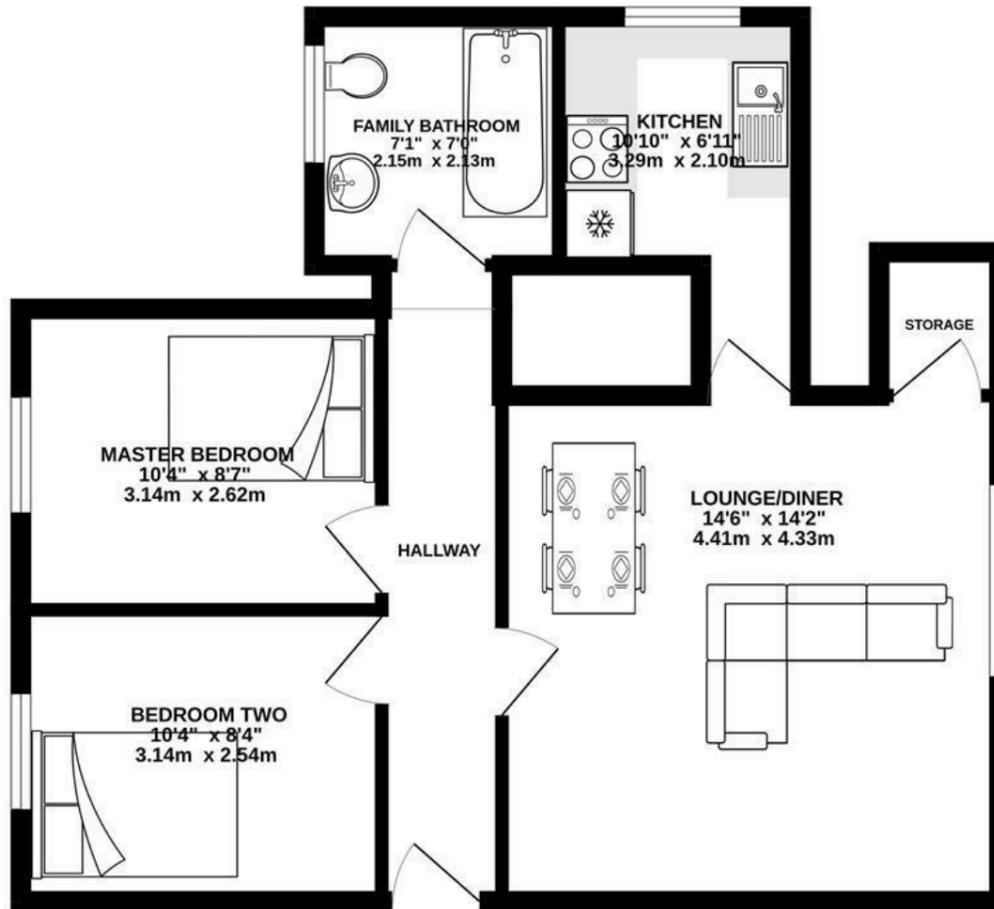


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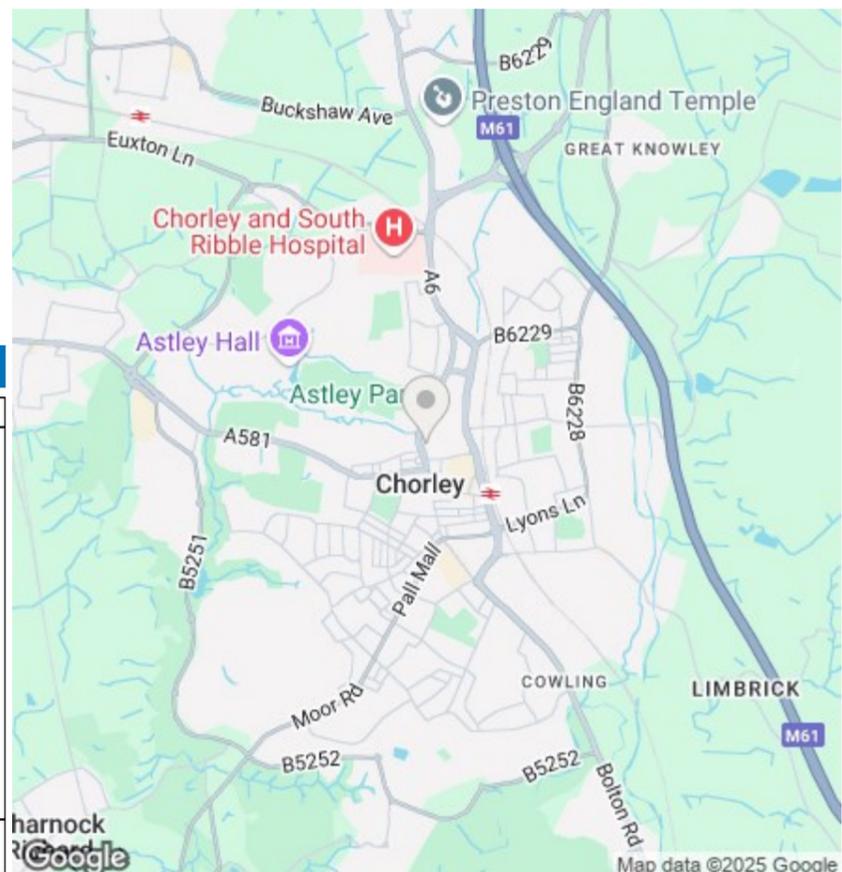
GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 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) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		