



St. Thomas's Road, Chorley

Offers Over £59,995

****Attention Investors - This property can be sold with tenant in situ****

Ben Rose Estate Agents are pleased to present to market this beautifully maintained one-bedroom second-floor apartment, perfectly positioned within walking distance of Chorley town centre. This modern home offers an ideal opportunity for first time buyers, couples and investors seeking a property in a convenient and well-connected location. The apartment benefits from being just moments away from local shops, supermarkets, restaurants, leisure facilities, and schools, as well as the scenic Astley Park — one of Chorley's most popular green spaces. The building also benefits from being serviced by a lift. Excellent transport links are close by, including Chorley train station with direct services to Preston and Manchester, strong bus connections, and easy access to the M61 and M6 motorways, making it ideal for commuters.

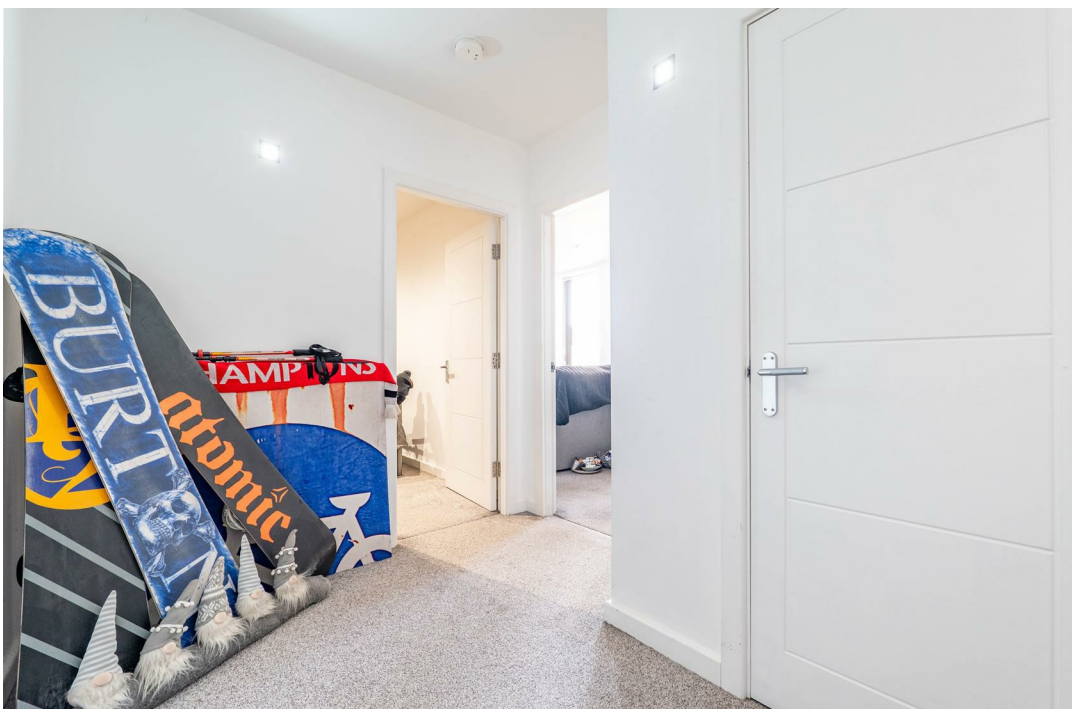
Upon entering, you are welcomed into a bright and inviting hallway that provides access to all principal rooms. The open-plan lounge, kitchen, and dining area creates a fantastic sense of space, ideal for both relaxing and entertaining. The modern kitchen is fitted with contemporary units and comes complete with a built-in washing machine and fridge, offering both functionality and style. Large windows fill the living space with natural light, enhancing the airy atmosphere throughout.

The spacious double bedroom provides a comfortable retreat, easily accommodating additional furniture while maintaining a calm and cosy ambience. The home is completed by a three-piece shower room, finished in a modern style with neutral tones and quality fittings.

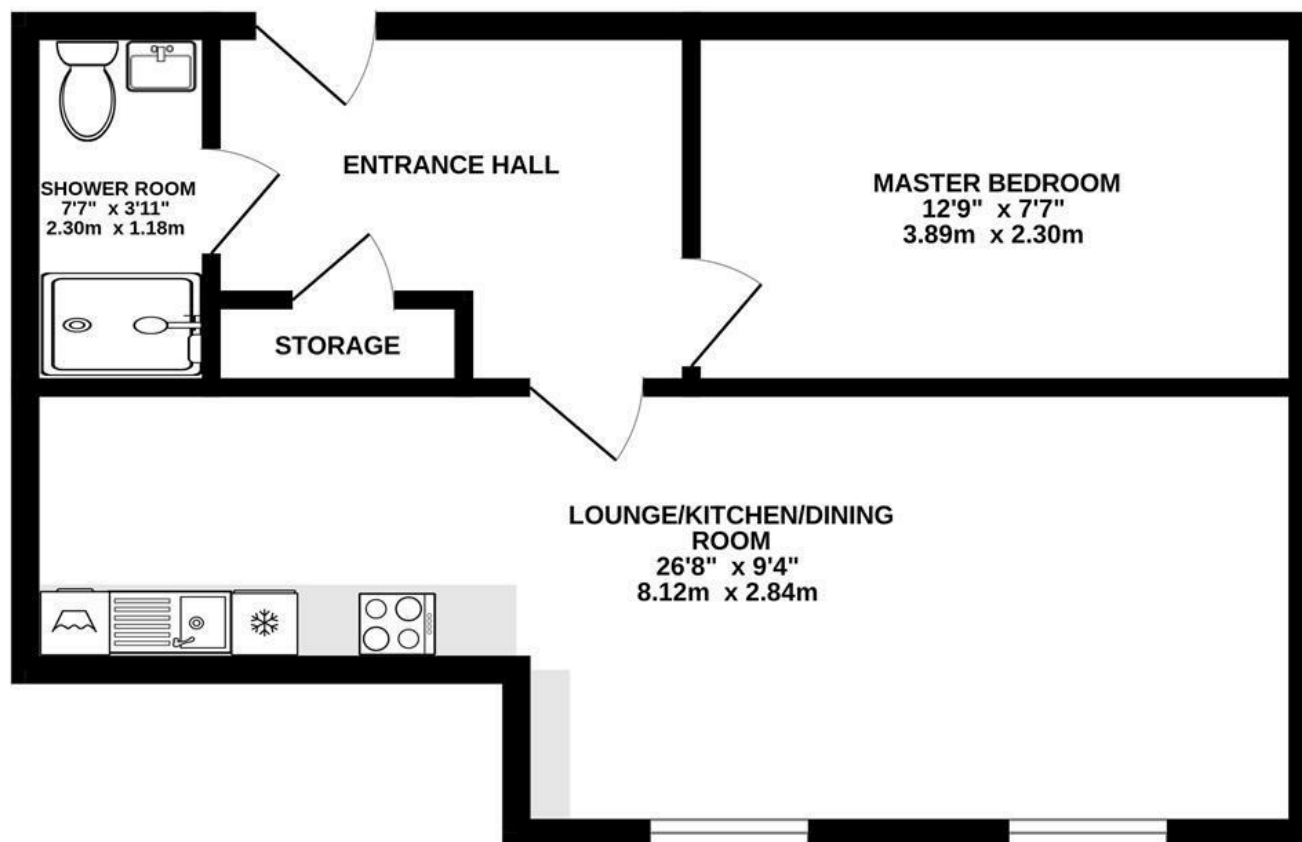
Externally, the property benefits from having an allocated car parking space and benefits from a well-maintained communal entrance lobby with a secure intercom system and lift access to all floors, ensuring both convenience and security.

This delightful apartment combines modern living with an excellent location, offering the perfect balance of comfort, practicality, and accessibility — an excellent opportunity for those looking to live or invest in the heart of Chorley.





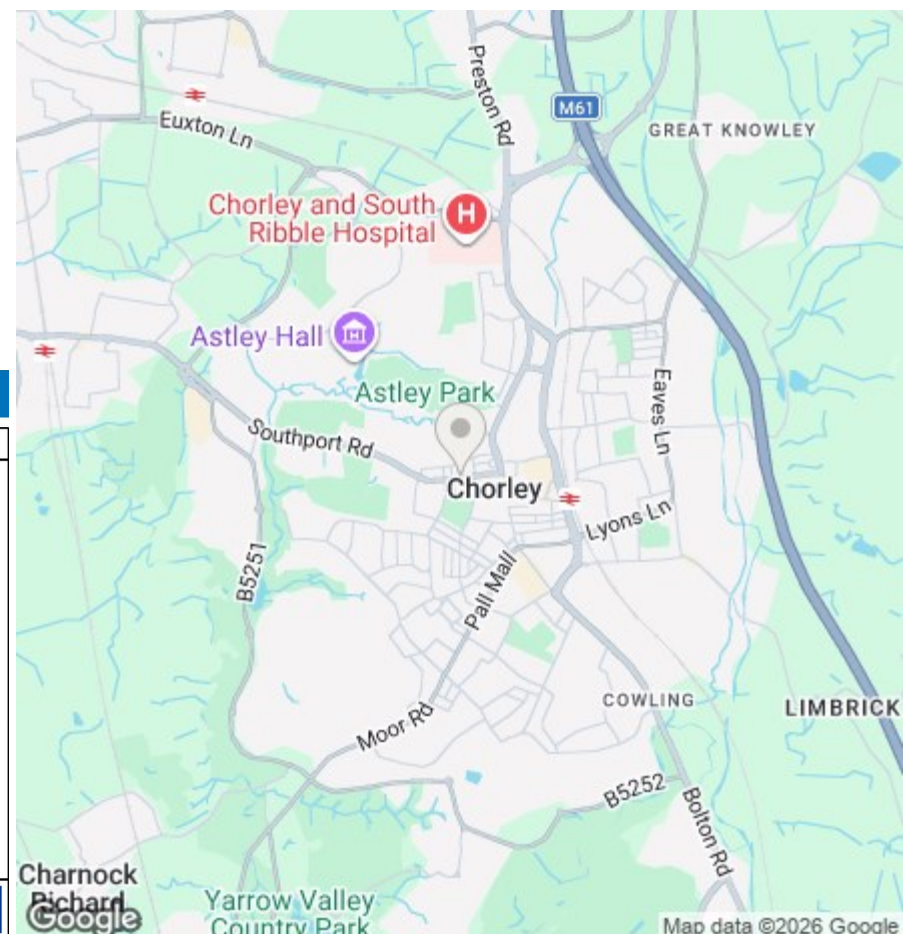
SECOND FLOOR 414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 414 sq.ft. (38.5 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		75	75
(55-68) D			
(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 CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		