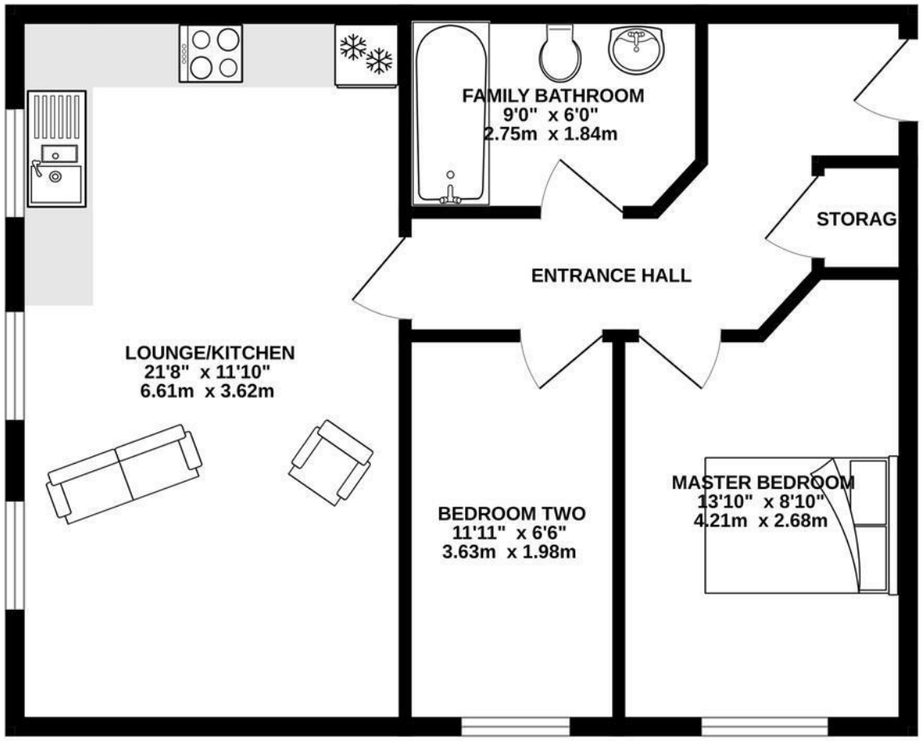
FIRST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.8 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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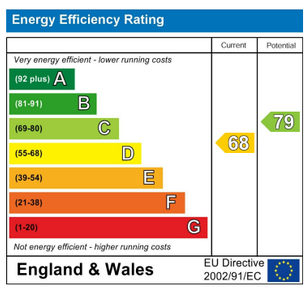
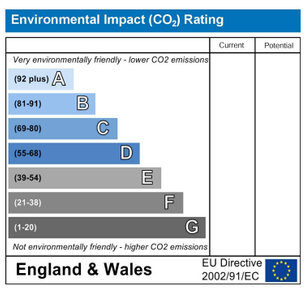
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.





BEN ROSE

Hunters Wood Court, Chorley — Offers Over £114,995

Ben Rose Estate Agents are pleased to present to market this neatly presented two-bedroom first floor apartment, situated within a convenient residential location in Chorley. Offering spacious accommodation throughout and finished in neutral décor, this property would make an ideal purchase for first time buyers, downsizers, or buy-to-let investors seeking a low-maintenance home ready to move straight into. The apartment is positioned close to a range of local amenities including shops, supermarkets, cafés, and leisure facilities, whilst Chorley town centre is only a short distance away. Excellent travel links are also nearby, with Chorley train station providing routes to Preston, Manchester, and surrounding towns, alongside easy access to the M61 and M6 motorways for commuters. The property further benefits from regularly maintained and cleaned communal areas, helping create a well-kept and welcoming environment for residents.

Internally, the apartment opens into an entrance hall complete with a useful storage cupboard, ideal for coats and household essentials. The heart of the home is the impressively spacious open-plan kitchen and lounge area, offering plenty of room for both relaxing and dining. The kitchen provides ample worktop and cabinet space whilst the generous living area allows for flexible furniture arrangements, creating a bright and sociable living space.

The property offers two well-proportioned bedrooms, including a comfortable master bedroom and a second bedroom currently utilised as a dining room, showcasing the versatility of the accommodation. Completing the interior is a generously sized family bathroom fitted with a modern suite.

Externally, the property benefits from allocated parking alongside access to a communal garden area, providing pleasant outdoor space for residents to enjoy. Combining spacious accommodation, neutral presentation, and excellent convenience, this apartment represents a fantastic opportunity for buyers looking to step onto the property ladder or expand a rental portfolio within a popular Chorley location.

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BEN ROSE