BEN ROSE



Pall Mall, Chorley

Offers Over £89,995

Ben Rose Estate Agents are pleased to present to market this well-presented one-bedroom ground floor apartment, offering an excellent opportunity for first time buyers, couples or those looking to take their first step onto the property ladder. The property combines a modern finish with practical accommodation, while also benefiting from attractive communal gardens to the rear. Ideally situated in Chorley, the home is well placed for access to the town centre and its wide range of everyday amenities, including shops, supermarkets, cafés, bars, restaurants and leisure facilities. Chorley train station provides regular rail services towards Preston, Manchester and surrounding areas, while the local bus network offers convenient connections throughout the town and neighbouring communities. For those commuting by road, the M61 is readily accessible, providing links towards Preston, Manchester and the wider motorway network, with the M6 also within easy reach. The nearby market towns and attractions of Lancashire, including Astley Park, further add to the appeal of this convenient location.

Stepping inside, a welcoming reception hall provides access to all of the accommodation and benefits from two useful storage rooms, ideal for keeping household essentials neatly tucked away. To the right is a versatile box room, while to the left is the spacious front-facing lounge, which enjoys plenty of natural light through its large window and provides a comfortable setting for relaxing or entertaining. Continuing along the hallway, the modern fitted kitchen is positioned to the right and features a range of integrated appliances alongside a useful window overlooking the communal gardens. A particularly appealing feature is the multi-function colour-changing LED lighting positioned above the wall units, adding a contemporary touch to the space. Further along, the family bathroom is located directly ahead, while the well-proportioned master bedroom is positioned to the left and benefits from a large window overlooking the communal gardens.

As a ground floor apartment, all of the accommodation is conveniently arranged on one level, making the property particularly practical for those seeking easy access throughout the home. The bedroom provides a peaceful retreat away from the main living space, with its rear-facing aspect overlooking the mature communal gardens, while the remaining accommodation is thoughtfully positioned from the central reception hall. The layout offers a good balance of living, cooking and sleeping space, with the additional box room and storage cupboards providing valuable flexibility for a first time buyer or couple.

Externally, the property is approached via a lawned front garden with gated access and a flagged pathway leading directly to the entrance door. To the rear is a particularly appealing large, lawned, south-east facing communal garden, featuring mature trees and providing residents with a pleasant outdoor setting to enjoy during the warmer months. Overall, this is a modern and practical one-bedroom apartment in a convenient Chorley location, combining well-planned accommodation, useful storage, attractive communal gardens and excellent access to local amenities and transport links, making it an ideal choice for first time buyers or couples alike.





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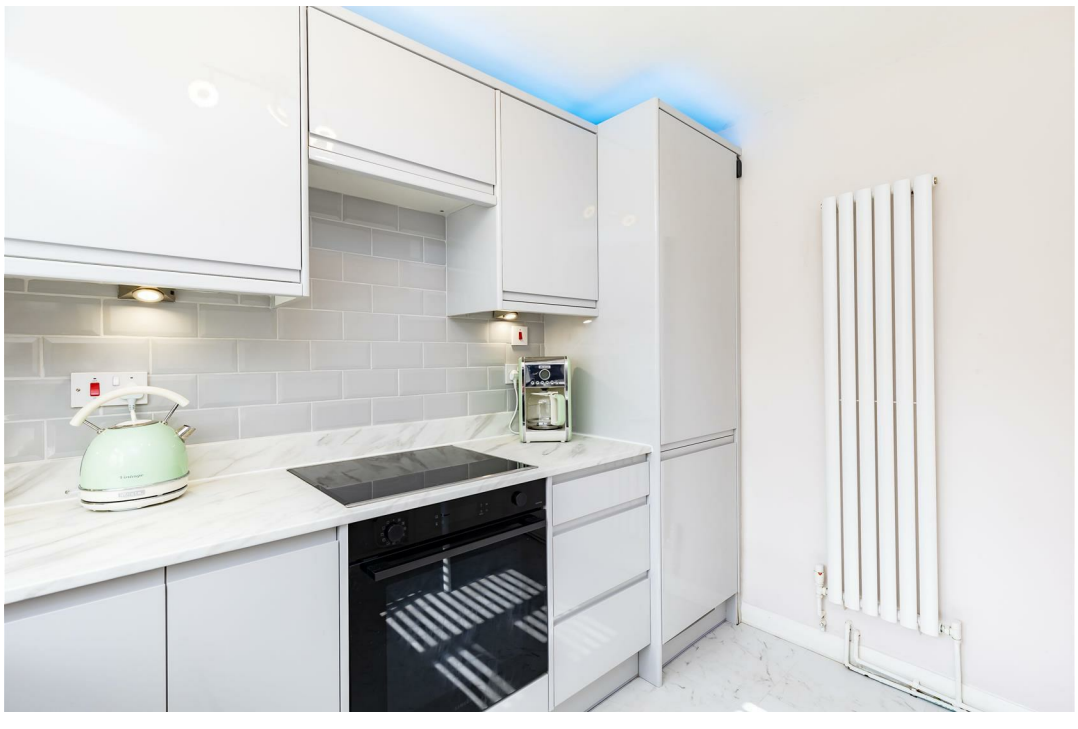
















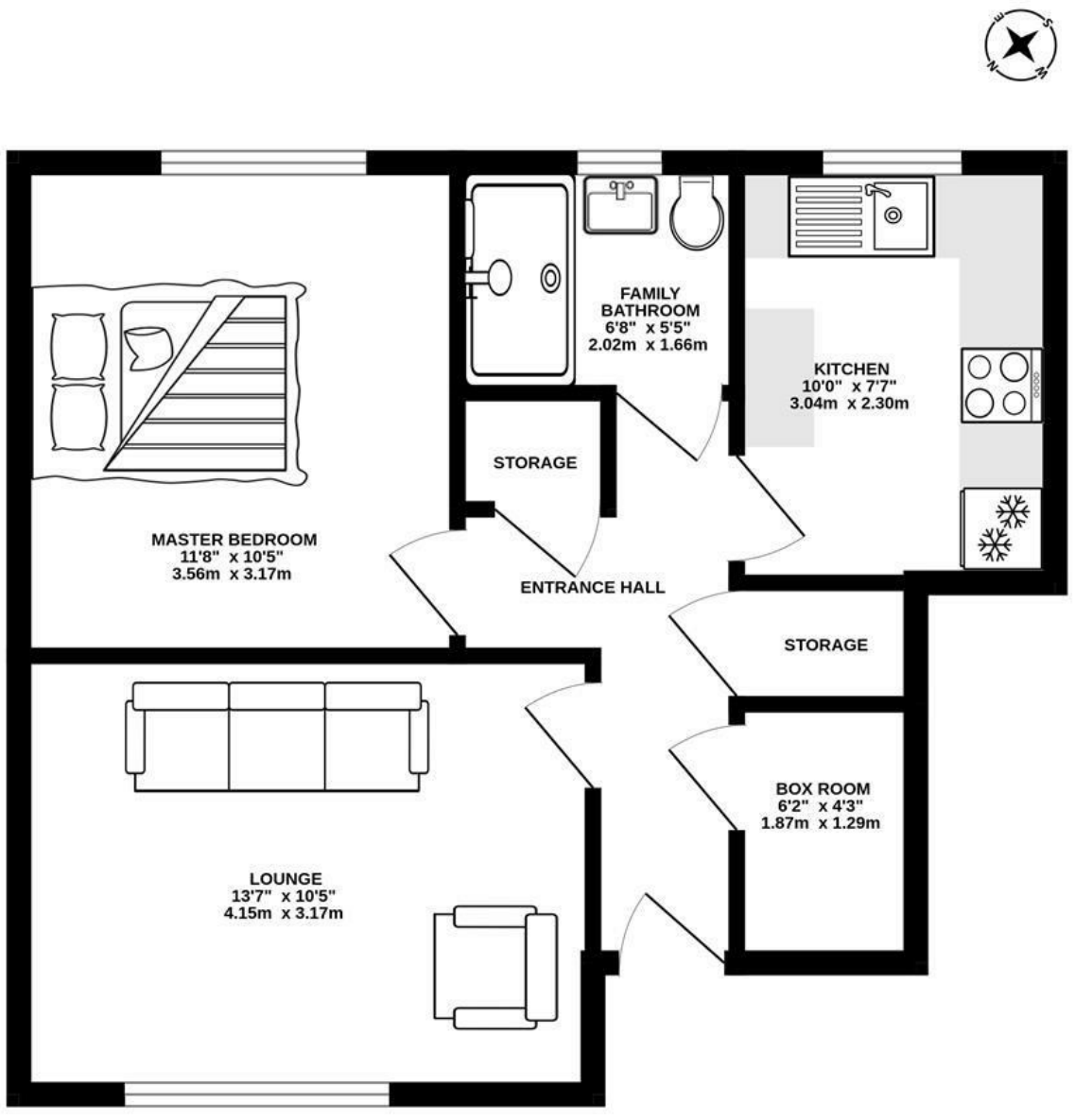






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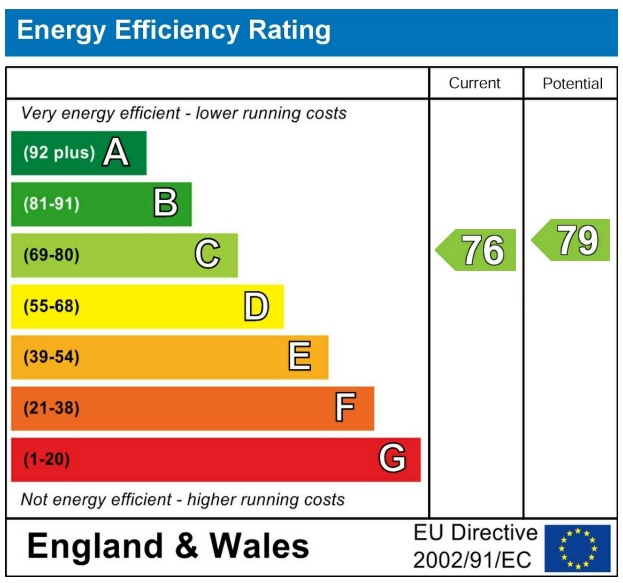
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

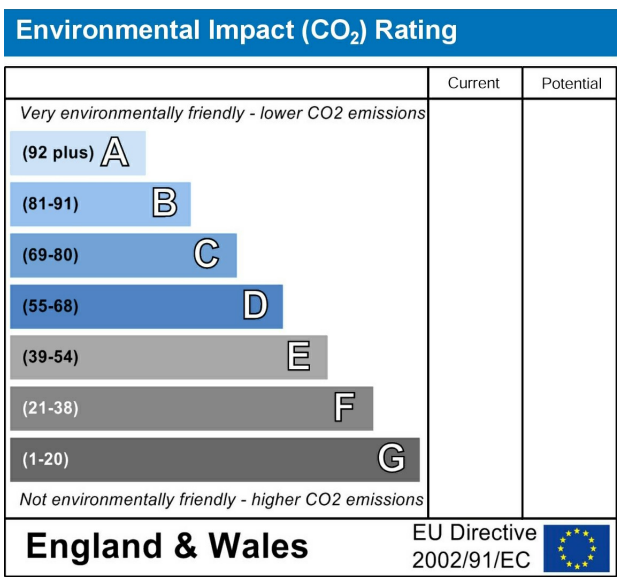


TOTAL FLOOR AREA : 479 sq.ft. (44.5 sq.m.) approx.

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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