



BEN ROSE

Walletts Wood Court, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom ground-floor apartment, offered with no onward chain. Ideally suited to buyers seeking a comfortable and low-maintenance home, the property is located on the quiet outskirts of Chorley. Residents benefit from excellent local amenities and superb transport links via local bus routes, Euxton and Chorley train station as well as the nearby M6 and M61 motorways.

Upon entering the property, you will find yourself in the welcoming entrance porch ideal for storing shoes and coats. Moving into the home you will find the hallway that provides access to the rest of the rooms. At the end of the hallway is a generously sized lounge/kitchen with more than enough room for entertaining guests or relaxing, with double doors leading to the grass out the front and keeping the space well lit with natural light. This area flows seamlessly into the modern kitchen, which is fitted with integrated appliances including a fridge, freezer, oven, and hob.

The apartment boasts two well-proportioned double bedrooms. Both bedrooms include integrated storage and the master boasting a private en-suite shower room. A modern three-piece family bathroom completes the interior. Externally, the development is well maintained and offers allocated parking and a separate garage for added storage or parking.

Early viewing is highly recommended to avoid disappointment.

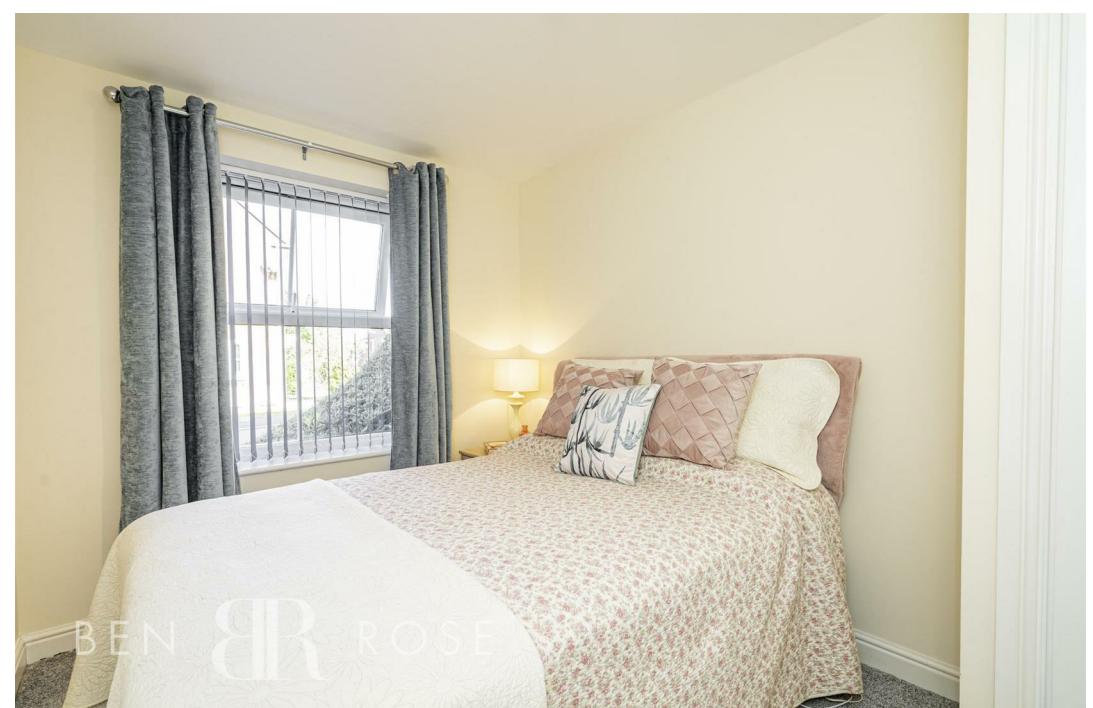


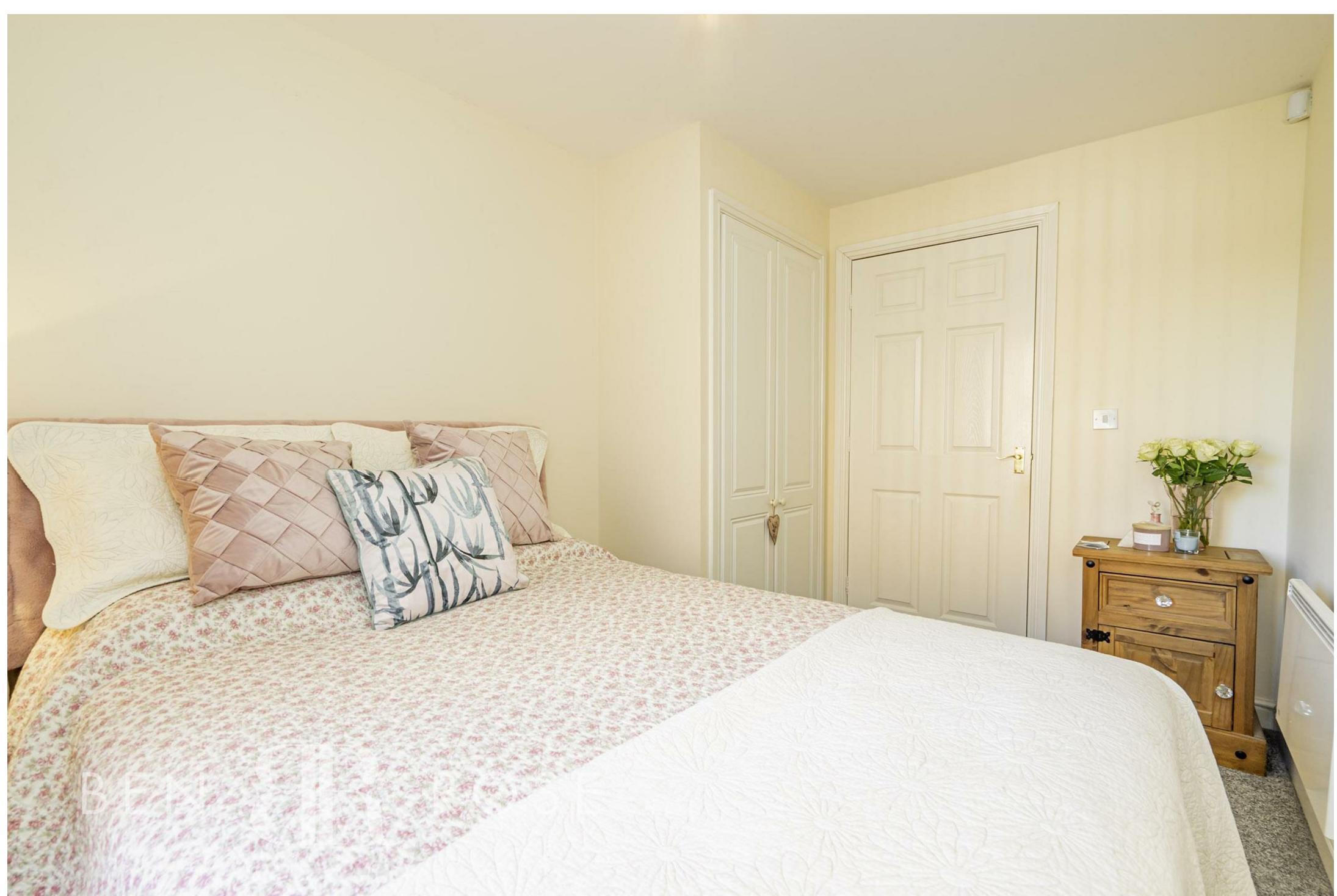
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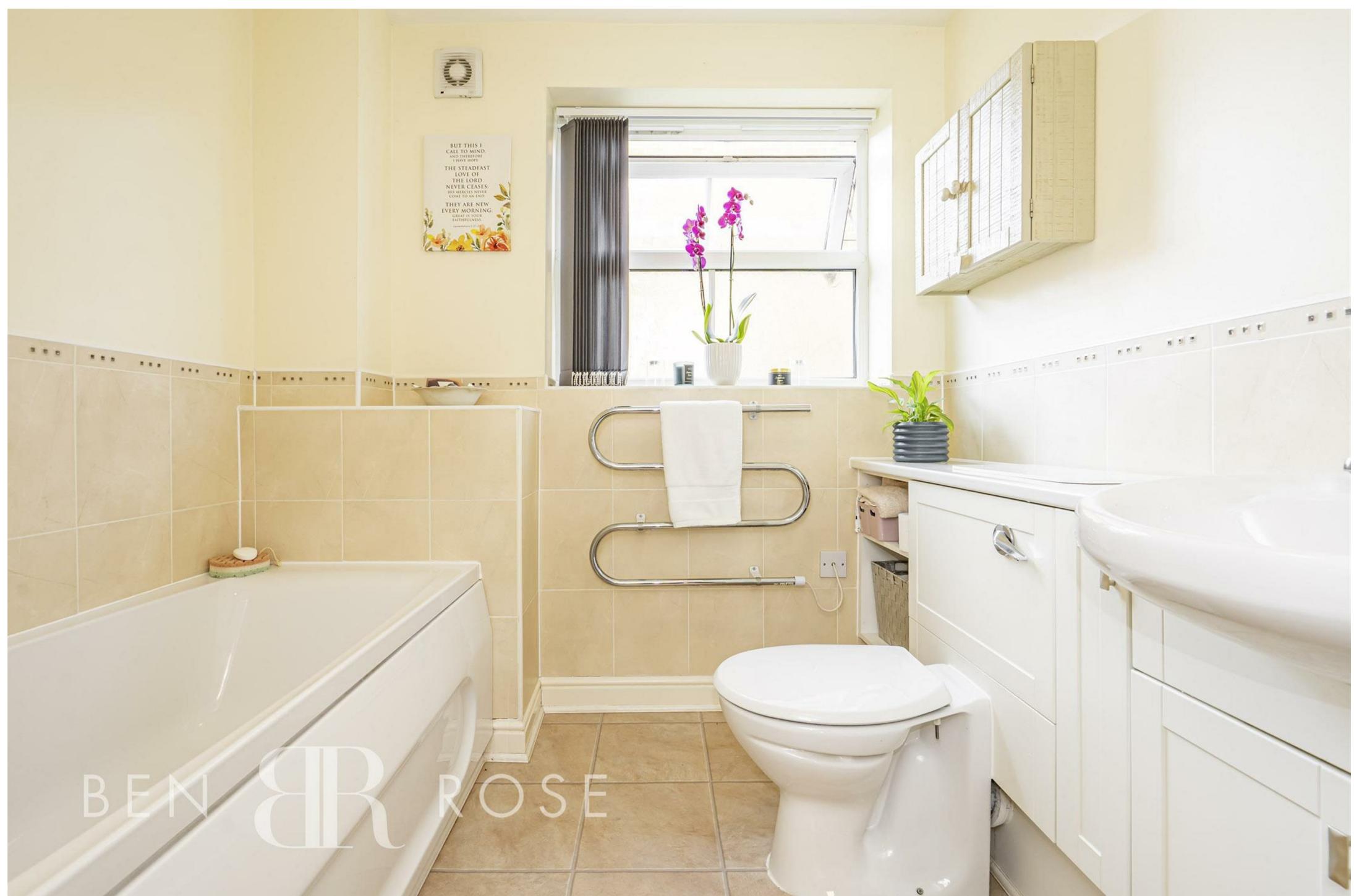
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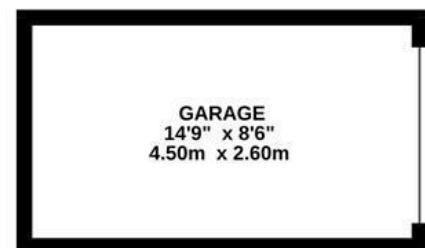
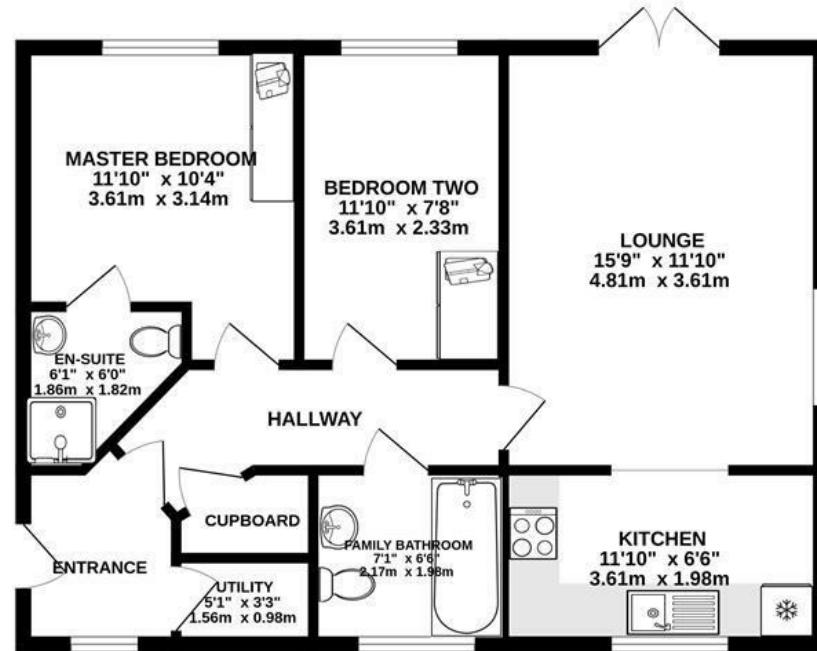






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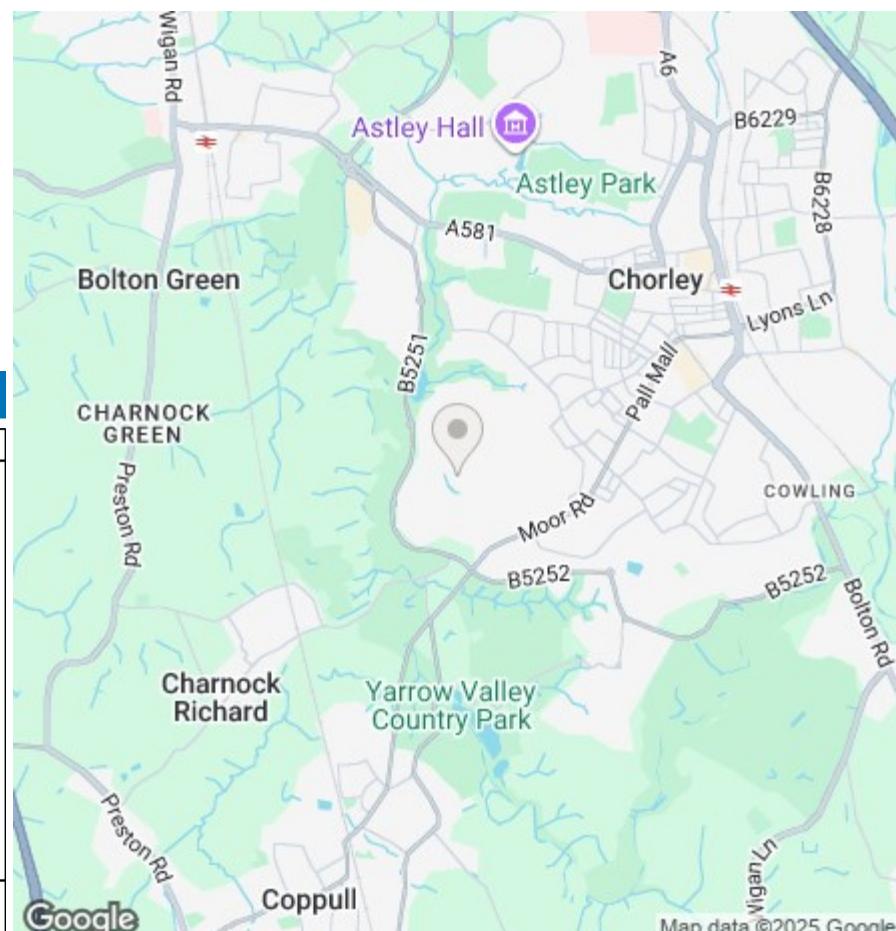
GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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	
(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	