



Duxbury Gardens, Chorley

Offers Over £159,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented, modern two bedroom second floor apartment, ideally situated in the heart of Chorley, Lancashire. This stylish home offers contemporary living throughout and would be perfectly suited to first time buyers looking to step onto the property ladder in a highly desirable area. The apartment enjoys a convenient position close to a wealth of local amenities, including supermarkets, cafés, shops and leisure facilities, as well as excellent transport links. Chorley town centre is within easy reach, along with Chorley train station providing direct routes to Preston, Manchester and beyond. There are regular bus services nearby and superb access to the M61 and M6 motorways, making commuting to Preston, Bolton and Manchester straightforward. Yarrow Valley Country Park and local gyms and health clubs are also close by, offering excellent recreational options.

Upon entering the apartment, you are welcomed into a central entrance hall which provides access to the majority of rooms. Directly off the hall are the two bedrooms. The master bedroom is a well-proportioned double, complete with a modern three piece en-suite shower room comprising a shower enclosure, wash basin and WC. The second bedroom, currently utilised as a study, offers versatility to suit a range of needs and benefits from a walk-in wardrobe, providing excellent storage. Also located off the hallway is the contemporary three piece family bathroom. Moving through the apartment, you arrive at the stunning open plan lounge/diner, a bright and inviting space enhanced by generous natural light and a stylish feature wall with fitted shelving. This area flows seamlessly into the modern kitchen, that has fitted units and benefits from an integrated oven and washing machine, creating a practical yet attractive space ideal for both everyday living and entertaining.

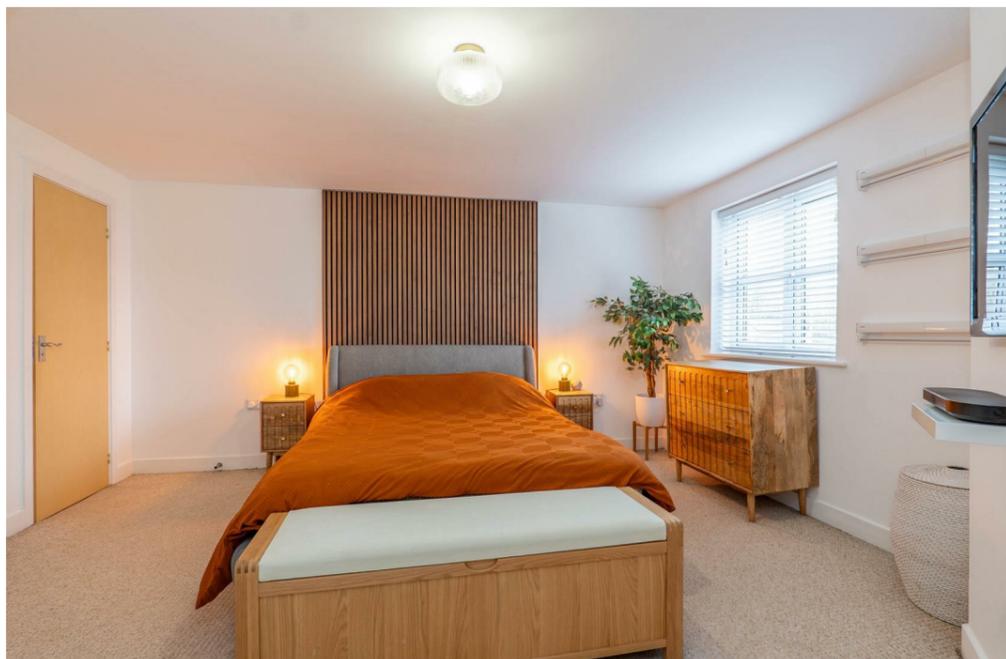
The apartment is positioned on the second floor, offering elevated views and a sense of privacy, with all accommodation thoughtfully arranged across one level. The layout has been designed to maximise both space and functionality, resulting in a home that feels airy, well balanced and easy to maintain.

Externally, the property benefits from a residents' car park located to the rear, with one allocated parking space included. Additional visitor parking is also available, providing convenience for guests.

This superb apartment combines modern style, a sought-after location and practical living space, making it an excellent opportunity for first time buyers and investors alike.





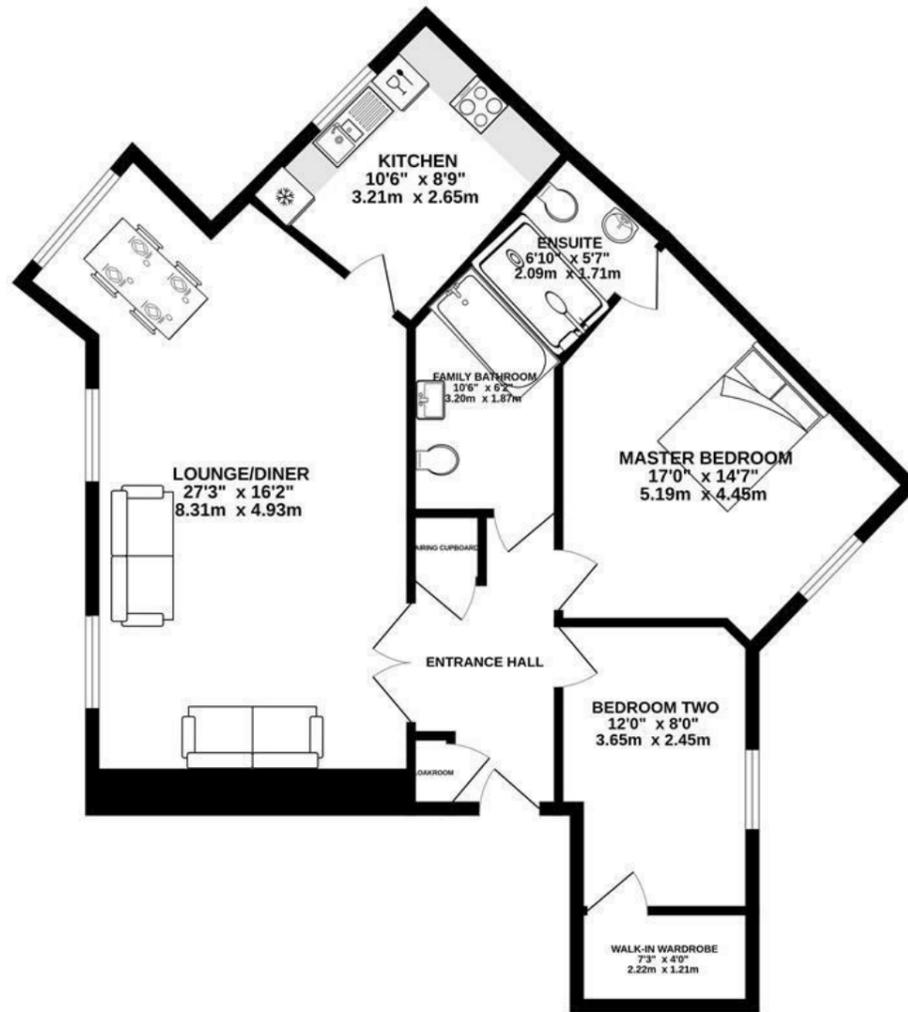








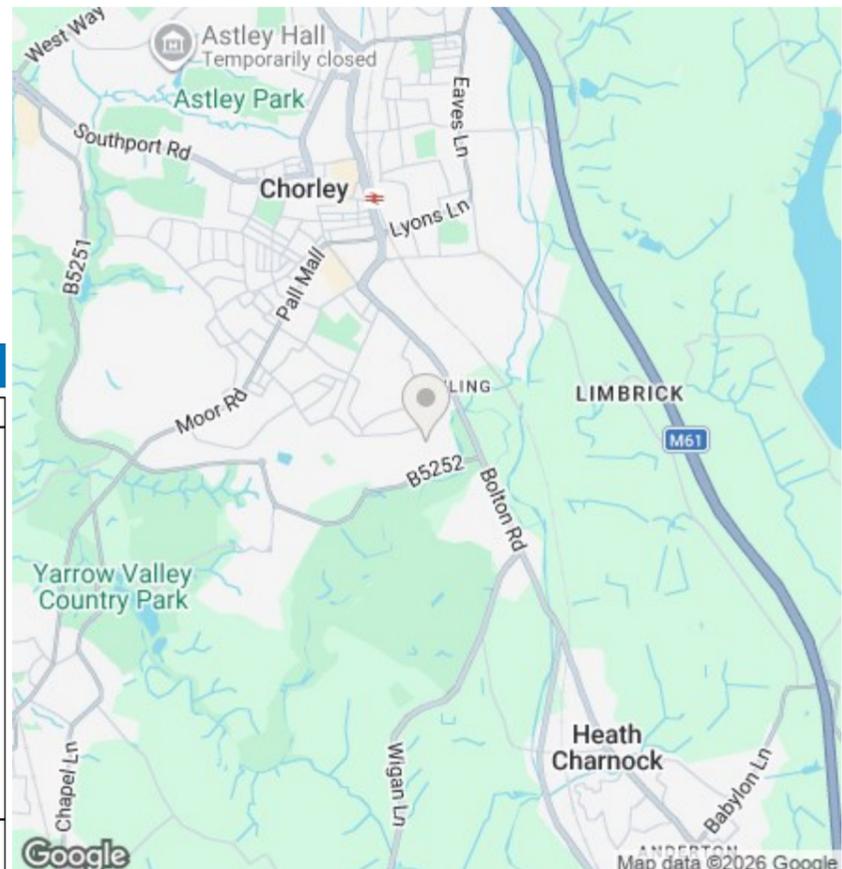
GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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		