



Derwent Road Flats, Chorley

Offers Over £69,995

Ben Rose Estate Agents are pleased to present to the market this well-presented one-bedroom ground-floor flat, situated in a popular residential area of Chorley. The property would make an ideal home for those looking for comfortable and accessible single-storey living. Conveniently positioned, the home is within easy commuting distance of major North West towns and cities via the nearby M6 and M61 motorways, while also benefiting from excellent local schools, nurseries, shops, and amenities right on the doorstep.

Stepping into the property, you are welcomed into the central hallway, which provides access to all rooms. To the left, you will find the spacious lounge, featuring a charming central fireplace and a large window overlooking the front aspect. Opposite, the kitchen offers ample storage and space for freestanding appliances, with a single door providing access to the rear patio. Completing the accommodation is a well-proportioned double bedroom and a modern three-piece bathroom featuring an over-the-bath shower.

Externally, to the rear is a private patio area, perfect for outdoor seating and relaxing, with access to generously sized and well-maintained communal gardens. To the front, there is ample off-road parking available for residents.

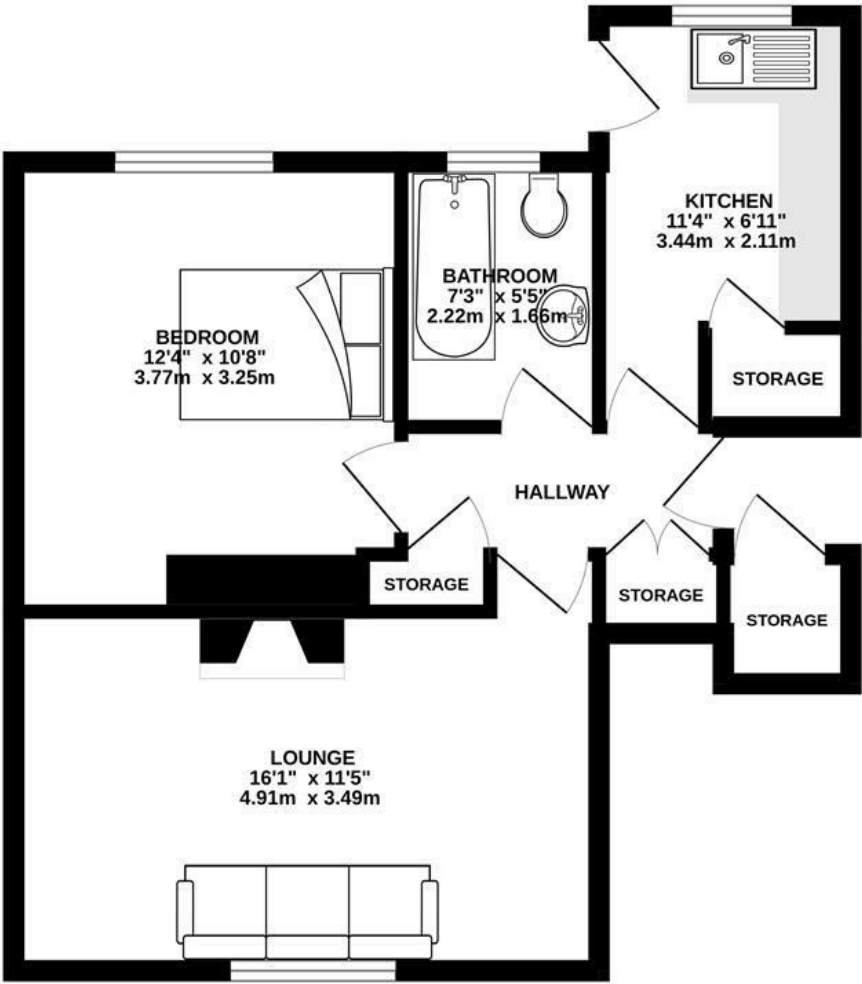
Early viewing is highly recommended to avoid disappointment.





BEN ROSE

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 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.
Made with Metropix 5/2025



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		
	69	71
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 	

