



## Park Road, Chorley

**Offers Over £89,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented one-bedroom ground floor apartment, set within an elegant Grade II listed building in the heart of Chorley. Combining charming period features with stylish modern living, this characterful home is ideal for first-time buyers looking to step onto the property ladder or investors seeking a ready-to-move-into addition to their portfolio. Conveniently situated close to Chorley town centre, the apartment enjoys easy access to a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, whilst nearby parks and countryside walks offer excellent outdoor space. Chorley Train Station is within easy reach, providing direct links to Manchester, Preston and beyond, while excellent road connections via the M61, M6 and M65 make commuting throughout the North West simple and convenient.

Stepping through the entrance hall, you'll find access to all principal rooms. To the left is the impressive open plan lounge and kitchen, where the high raised ceiling, beautiful decorative coving and large front-facing panelled sash window create a bright and inviting living space full of character. The fitted kitchen is thoughtfully designed and benefits from a range of integrated appliances, offering both practicality and style whilst remaining open to the lounge, making it perfect for everyday living and entertaining. To the right of the hallway is the master bedroom, which also enjoys a large front-facing panelled sash window, filling the room with natural light. Straight ahead is the luxurious three-piece shower room, complete with a spacious walk-in shower.

As a ground floor apartment, the property offers the convenience of all accommodation arranged across one level, making it an excellent choice for buyers seeking easy, accessible living without compromising on character or style.

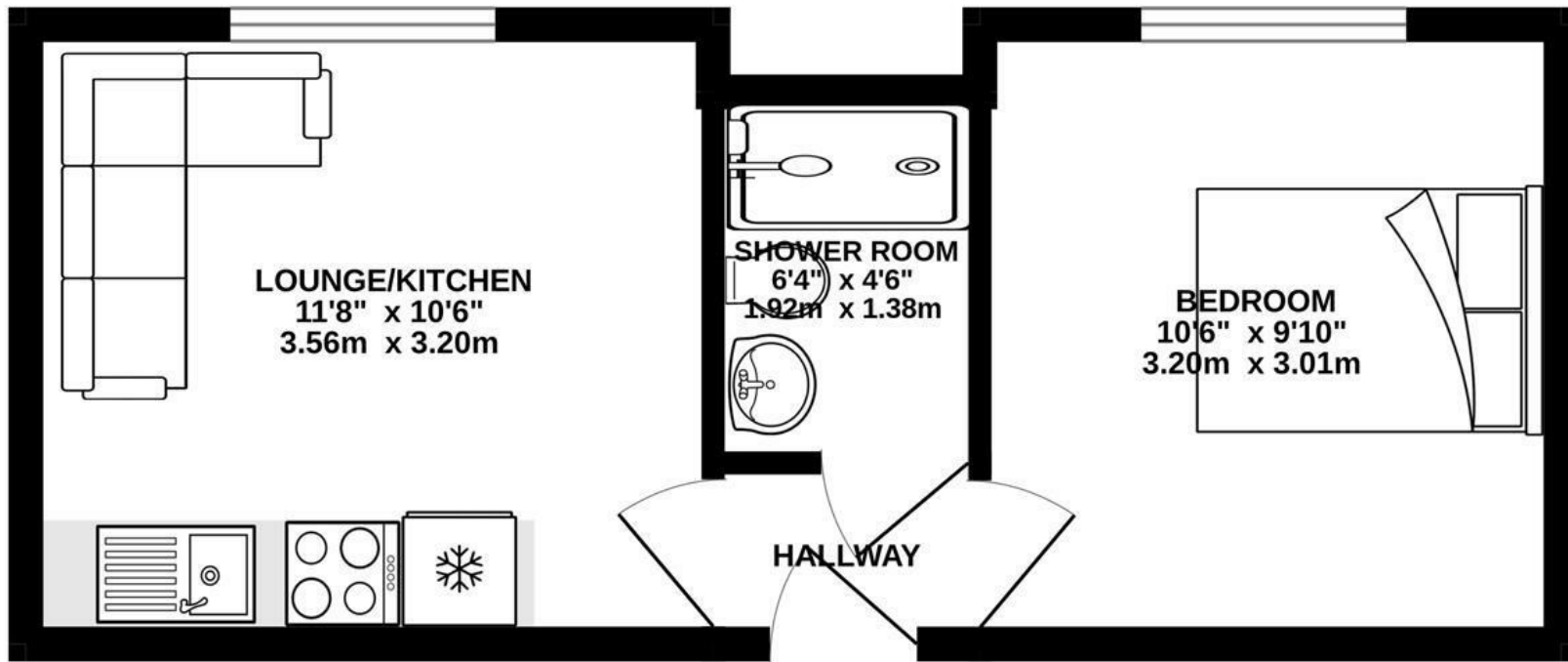
Externally, the property benefits from secure allocated parking for one vehicle within a private residents' car park to the rear, accessed via security gates. The apartment also enjoys its own private side access gate, a neatly maintained lawned front garden and access to a communal patio area shared with the other apartments, providing a pleasant outdoor space to enjoy. Offering a superb blend of period charm, modern finishes and a highly convenient location, this delightful apartment presents an excellent opportunity for both homeowners and investors alike.







## GROUND FLOOR 269 sq.ft. (25.0 sq.m.) approx.

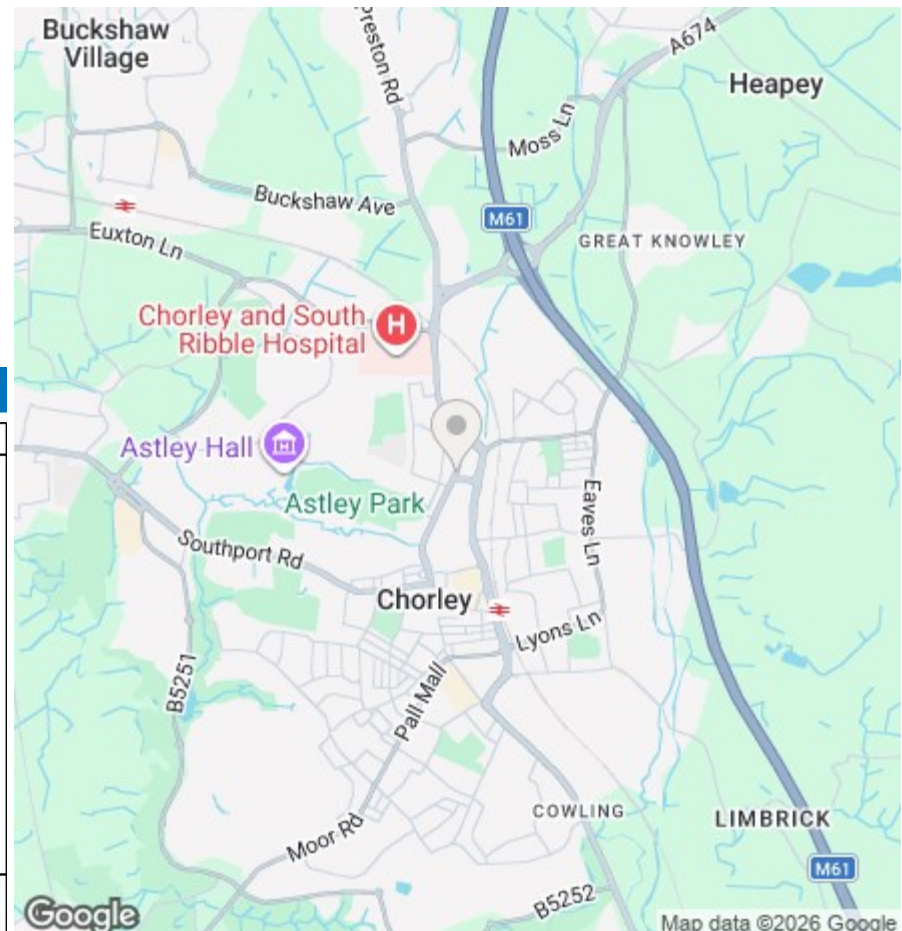


TOTAL FLOOR AREA : 269 sq.ft. (25.0 sq.m.) approx.

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 ©2024



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>75</b>               | <b>76</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |