BEN ROSE

Charter Lane, Chorley £114,000

PROPERTY PRICE ADVERTISED IS FOR A 40% PURCHASE SHARE

Ben Rose are delighted to present The Arundel, a beautifully designed three-bedroom family home situated within the highly desirable Charnock Grove development in the picturesque village of Charnock Richard, Chorley. This property is available on a shared ownership basis, offering an excellent opportunity for first-time buyers or growing families to step onto the property ladder in an idyllic semi-rural location.

Charnock Grove enjoys an enviable location within easy reach of the bustling market town of Chorley, offering a wide selection of shops, cafes, restaurants, and leisure facilities. Excellent transport links include the nearby M6 and M61 motorways, providing convenient access to Preston, Wigan, and Manchester, while Chorley railway station offers regular services to major destinations. The area is also well served by a choice of highly regarded schools, making it an ideal setting for families.

The ground floor offers a bright and spacious lounge, ideal for relaxation, while the contemporary open-plan kitchen and dining area is finished with stylish vinyl flooring and fitted with high-quality integrated appliances and Symphony cabinetry. Patio doors lead out to a fully turfed rear garden, creating the perfect space for outdoor entertaining or unwinding on summer evenings. A convenient downstairs WC completes this level.

Upstairs, the property boasts a generous master bedroom, a further double bedroom, and a comfortable single bedroom. The modern family bathroom features an elegant three-piece suite with an over-bath shower, designer taps, and elegant tiling for a contemporary finish.

Externally, the home benefits from driveway parking and landscaped front and rear gardens. It is built to a high specification throughout, including double glazing, an energy-efficient Panasonic air source heat pump, EV charging points, and thoughtful touches such as LED downlighters and internet connectivity in the living areas.

The property is offered on a shared ownership basis, with an option to staircase to full ownership after one year following sale completion. A 40% share is priced at £114,000, with a remaining monthly rent of £391.88. A 50% and 75% purchase option is also available. Additional costs include an estimated service charge of £26.25 per month, a site management contribution of around £14.19 per month, and buildings insurance at approximately £22.64 per month.
For more details or to arrange a viewing, please contact Ben Rose Estate Agents today.

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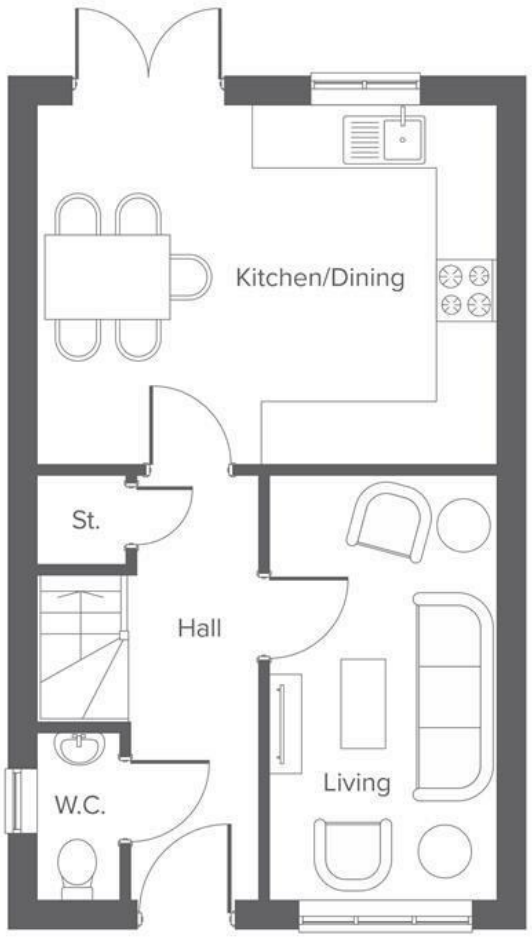
BEN ROSE

The Arundel
3-Bedroom Home, Sleeps 5



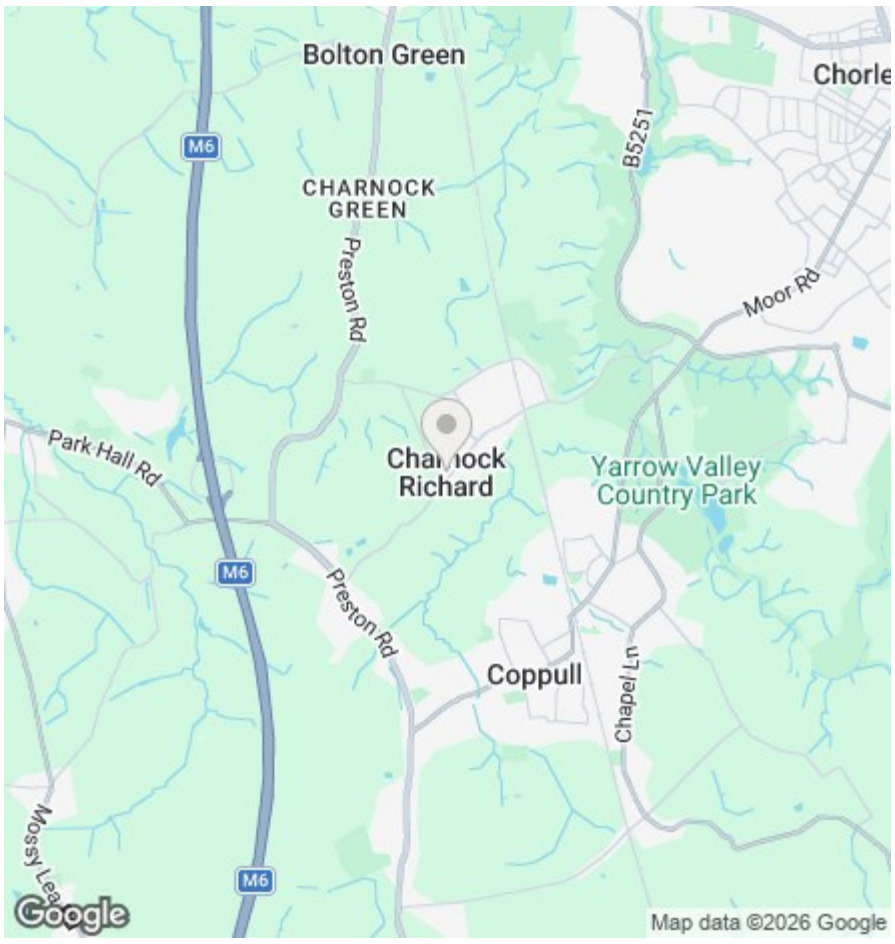
Ground Floor	Metric	Imperial
Kitchen/Dining	4.82 x 3.73	15'9" x 12'2"
Living	2.36 x 4.40	7'8" x 14'5"
W.C.	0.88 x 1.74	2'10" x 5'8"

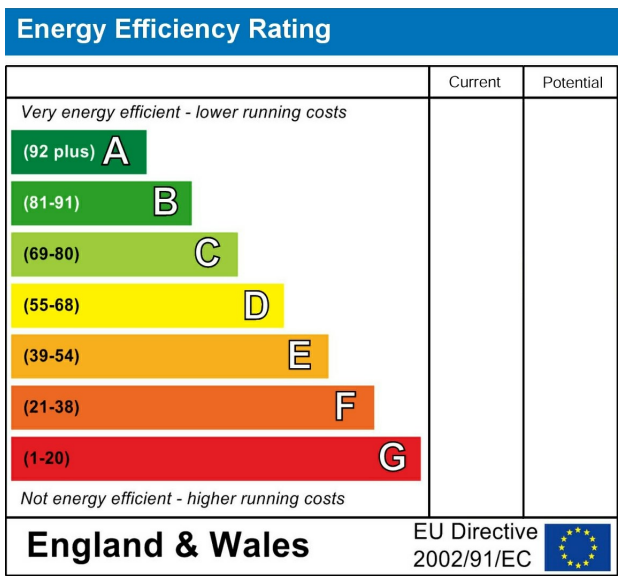
First Floor	Metric	Imperial
Bedroom 1	2.39 x 4.42	7'10" x 14'6"
Bedroom 2	2.39 x 3.72	7'10" x 12'2"
Bedroom 3	2.32 x 3.07	7'7" x 10'0"
Bathroom	2.34 x 1.77	7'8" x 5'9"

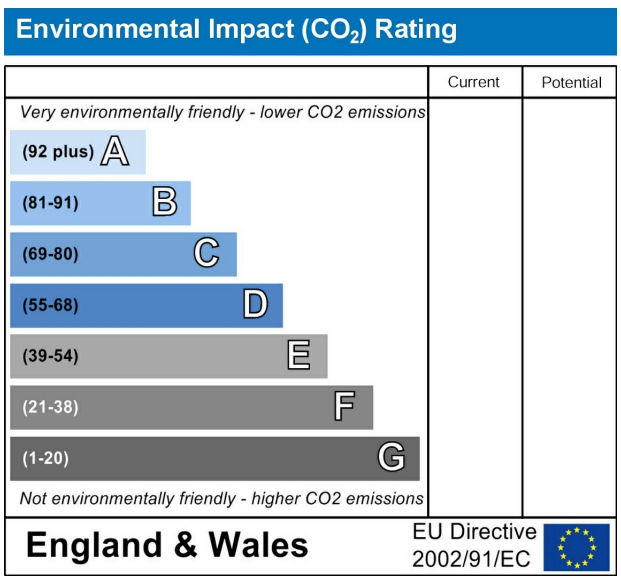
*Second floor/loft rooms will have restricted floor and head space in some areas.
**End terraces will have additional windows in some circumstances. Please check the specific plot detail with an advisor.

Room for Air source heat pump/water tank

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.







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