



## Lotus Close, Charnock Richard

**£90,000**

**\*\*PROPERTY PRICE ADVERTISED IS FOR A 40% PURCHASE SHARE\*\***

Ben Rose are delighted to present The Cholmondeley, a beautifully designed two-bedroom bungalow, located within the sought-after Charnock Grove development in the picturesque village of Charnock Richard, Chorley. This property is available on a shared ownership basis, offering an exceptional opportunity for first-time buyers or growing families to secure a spacious modern home in a highly desirable location.

This attractive and well-designed two-bedroom bungalow offers comfortable, modern living ideal for a small family, couple, or professional sharers.

The property features a bright and spacious open-plan kitchen, dining and living area, creating a welcoming central hub for everyday living and entertaining. The layout is practical and well-proportioned, with clearly defined zones for cooking, dining and relaxation.

There are two bedrooms, including a generously sized main bedroom and a second bedroom suitable for a single occupant, home office or guest room. A modern bathroom is conveniently located off the hallway, along with additional storage space.

The property is thoughtfully arranged to maximise space and natural light throughout, offering a comfortable home that sleeps up to three people.

Key features include:

- Two well-proportioned bedrooms
- Open-plan kitchen / dining / living area
- Modern bathroom
- Practical hallway layout with storage
- Ideal for first-time buyers, downsizers or investors

Early viewing is highly recommended to appreciate the layout and potential this home has to offer.

Charnock Grove is a stunning new development offering a wonderful blend of rural charm and convenience. The village setting provides easy access to the market town of Chorley with its variety of shops, cafes, and leisure facilities, while excellent transport links via the M6 and M61 make commuting to Preston, Wigan, and Manchester simple. The area also boasts highly regarded schools, making this an ideal location for families.



















The Cholmondeley  
2-Bedroom Home, Sleeps 3




Ground Floor	Metric	Imperial
Kitchen/Dining/Living	6.95 x 4.04	22'9" x 13'3"
Bedroom 1	2.73 x 5.33	8'11" x 17'5"
Bedroom 2	2.51 x 2.94	8'2" x 9'7"
Bathroom	2.46 x 1.97	8'0" x 6'5"

\*\*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.

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>		
(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	