



Olympian Close, Chorley

Offers Over £124,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom ground floor apartment, situated within a peaceful and well-maintained residential development in Chorley. Offering stylish, contemporary living throughout, this superb home is perfectly suited to first-time buyers, couples or those looking to downsize whilst enjoying the convenience of single-storey accommodation. The property enjoys an excellent location close to a wealth of local amenities, including supermarkets, cafés, restaurants, leisure facilities and healthcare services, with Chorley town centre just a short distance away. Excellent transport links are also within easy reach, including Chorley Railway Station providing direct services to Preston, Manchester and beyond, regular bus routes nearby, and convenient access to the M61 and M6 motorways, making commuting across the North West simple and efficient.

Stepping through the front door, you are welcomed into the entrance hall, which provides access to all principal rooms. The heart of the home is the impressive open-plan kitchen, lounge and dining area, creating a bright and sociable living space ideal for both everyday life and entertaining. The contemporary kitchen has been thoughtfully designed with an excellent range of cupboards, generous worktop space, integrated appliances and stylish under-cabinet lighting, combining practicality with a modern finish. The adjoining lounge and dining area is flooded with natural light from multiple windows, creating a warm and inviting atmosphere throughout.

Continuing through the apartment, you will find two generously sized double bedrooms. The principal bedroom benefits from its own modern en suite shower room, providing added privacy and convenience, whilst the second bedroom features built-in wardrobes and useful storage solutions. Completing the accommodation is a contemporary three-piece family bathroom, finished to a high standard and complementing the apartment's modern interior.

Externally, the apartment is positioned within a quiet and attractively maintained development, offering a pleasant setting to come home to. The property benefits from its own allocated private parking space, with ample visitor parking available for family and guests. Combining spacious open-plan living, modern finishes and an excellent location close to amenities and transport links, this fantastic ground floor apartment represents an ideal opportunity for first-time buyers and couples seeking a move-in-ready home in the heart of Chorley.







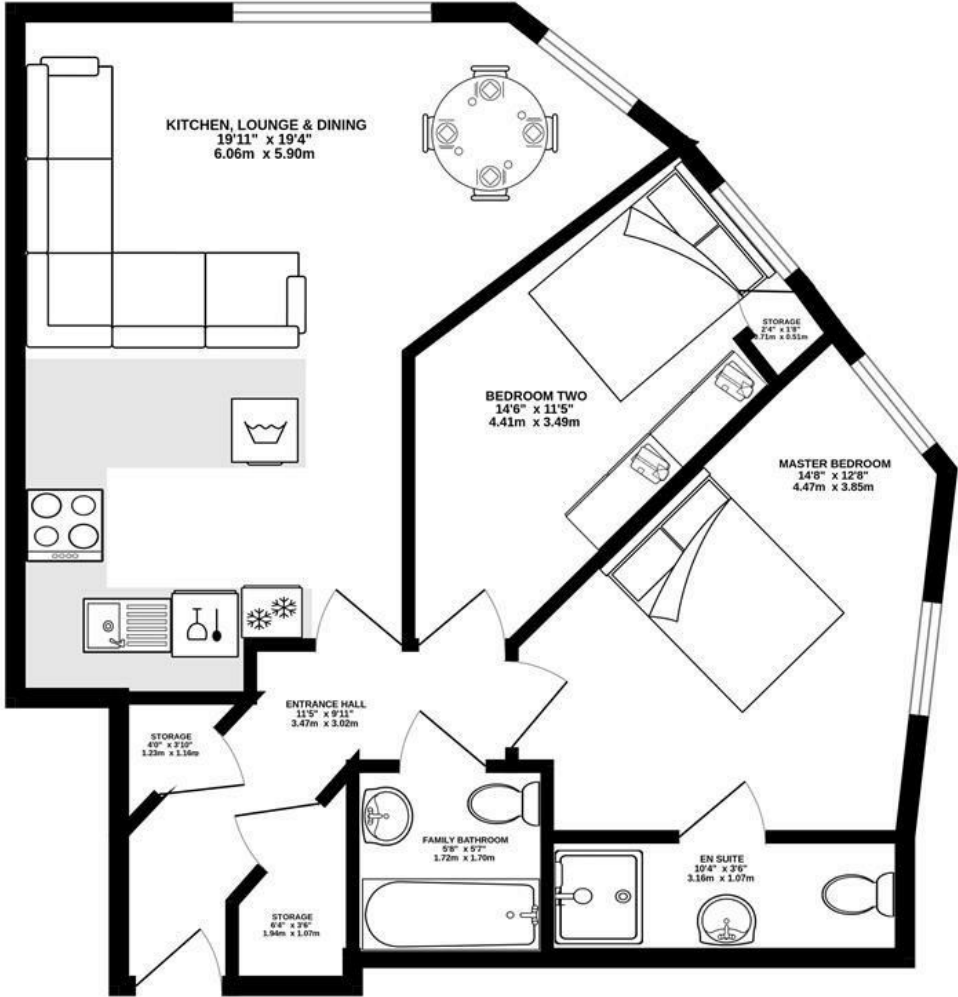






BEN ROSE

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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	82	82
(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 

