



St. Georges Street, Chorley

Offers Over £169,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom first floor apartment, situated in a tranquil setting beside St. Georges Parish Church in the highly sought-after area of Chorley, Lancashire. Finished to an extremely high standard throughout, this stylish home offers modern and elegant living ideally suited to couples or professional buyers looking for a move-in-ready property. The apartment enjoys a peaceful yet convenient location, with Chorley town centre only a short distance away offering an excellent range of shops, cafés, restaurants and leisure facilities. Excellent travel links are also nearby, including Chorley train station providing direct routes to Manchester, Preston and Bolton, as well as easy access to the M61 and M6 motorways, making commuting across the North West highly convenient.

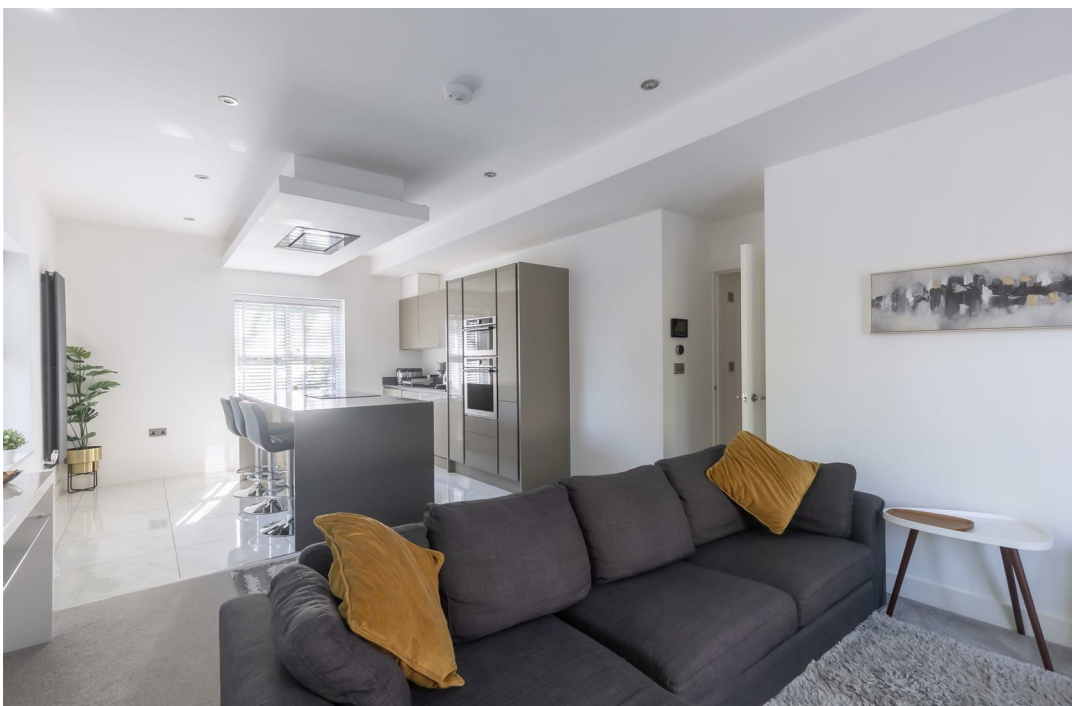
Internally, the apartment welcomes you into a spacious entrance hall which provides access to all rooms. Straight ahead, the hallway opens into a large open-plan lounge, kitchen and entertaining space, thoughtfully designed to create a bright and sociable environment perfect for both relaxing and hosting guests. The high-quality finish continues throughout this impressive living area, offering ample room for both seating and dining arrangements. Positioned off the right side of the hallway are the remaining rooms, all beautifully maintained and presented.

The property benefits from two generously sized bedrooms, both offering comfortable accommodation with space for additional furnishings or home working requirements. The elegant family bathroom has been finished to an exceptional standard and features a luxurious four-piece suite comprising a freestanding bath, separate shower with rainfall shower head, contemporary fittings and striking LED strip-lighting, creating a truly spa-like atmosphere within the home.

Externally, the property benefits from a private parking area located to the rear of the complex, with one allocated parking bay provided for residents. The surrounding development enjoys a peaceful and well-maintained environment, complementing the apartment's tranquil position. Combining stylish interiors, high-specification finishes and a desirable location close to excellent amenities and transport links, this superb apartment presents an outstanding opportunity for couples seeking modern living in the heart of Chorley.





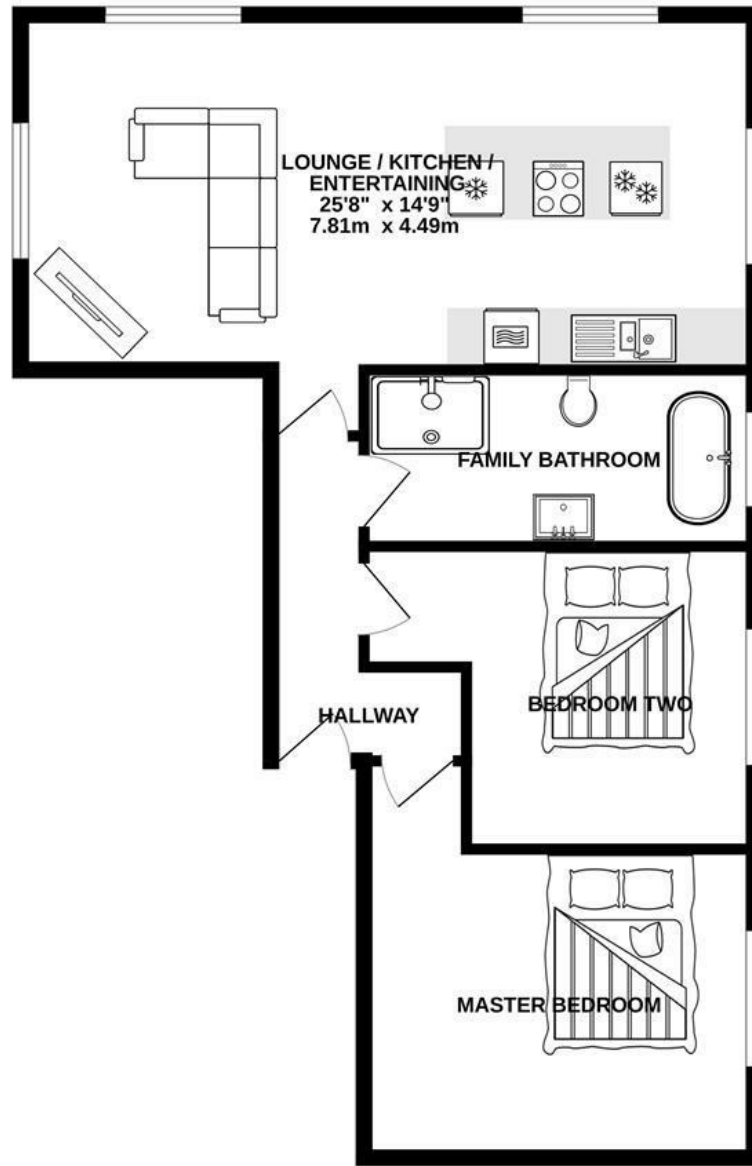








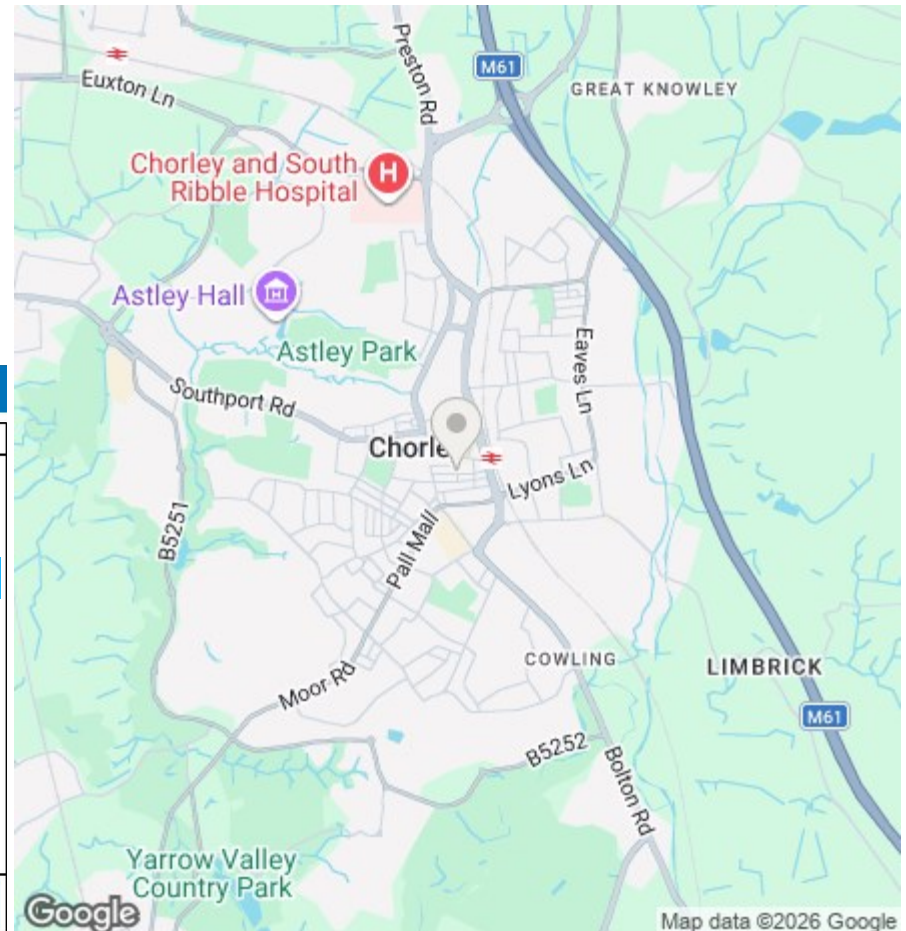
GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 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		
(81-91) B		
(69-80) C	80	80
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(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	