BEN ROSE



Charter Lane, Chorley

Offers Over £128,000

****RESERVE NOW FOR A PRE CHRISTMAS COMPLETION!!!!****

PROPERTY PRICE ADVERTISED IS FOR A 40% PURCHASE SHARE

Ben Rose are delighted to present The Woburn+, an exceptionally designed three-bedroom family home arranged over three floors, located in the highly desirable Charnock Grove development within the picturesque village of Charnock Richard, Chorley. This property is offered on a shared ownership basis, creating an ideal opportunity for first-time buyers or growing families to enjoy a spacious and contemporary home in a sought-after setting.

Charnock Grove offers the perfect balance of rural charm and excellent connectivity. The development is ideally situated close to the market town of Chorley, where you'll find a variety of shops, cafes, and leisure facilities. With easy access to the M6 and M61 motorways, commuting to Preston, Wigan, or Manchester is convenient, and the area is well served by highly regarded local schools, making it an excellent choice for families.

The ground floor welcomes you with a generous lounge that offers a bright and relaxing living space. To the rear, the modern kitchen and dining area is finished with stylish vinyl flooring, fitted with Symphony cabinetry and high-quality integrated appliances. Patio doors lead to a fully turfed rear garden, perfect for outdoor entertaining or enjoying the summer sun. A convenient downstairs WC completes this floor.

On the first floor, you will find a spacious double bedroom and a single bedroom, both served by a sleek family bathroom featuring a contemporary three-piece suite, an over-bath shower, designer taps, and elegant tiling. The top floor is dedicated to a beautiful master bedroom with its own en-suite bathroom, complete with modern fittings, stylish tiling, and a walk-in shower.

This home is thoughtfully designed to meet the needs of modern living, with driveway parking, double glazing throughout, an energy-efficient Panasonic air source heat pump, EV charging points, and landscaped front and rear gardens. Additional touches include LED downlighting, internet and TV connectivity, and a high-quality interior finish throughout.

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 £128,000, with a remaining monthly rent of £440.00. A 50% share and 75% share option are also available. Additional costs include a service charge of £26.25 per month, a management fee of £14.19 per month, and buildings insurance estimated at £31.47 per month. Leaseholders also contribute to the maintenance of communal areas, including private drives, footpaths, street lighting, and boundary treatments.

For more information or to arrange a viewing, please contact Ben Rose Estate Agents today.








Kitchen Notes
MON
TUE Homework Club
WED Meeting
THU






IT'S SO GOOD TO BE
HOME



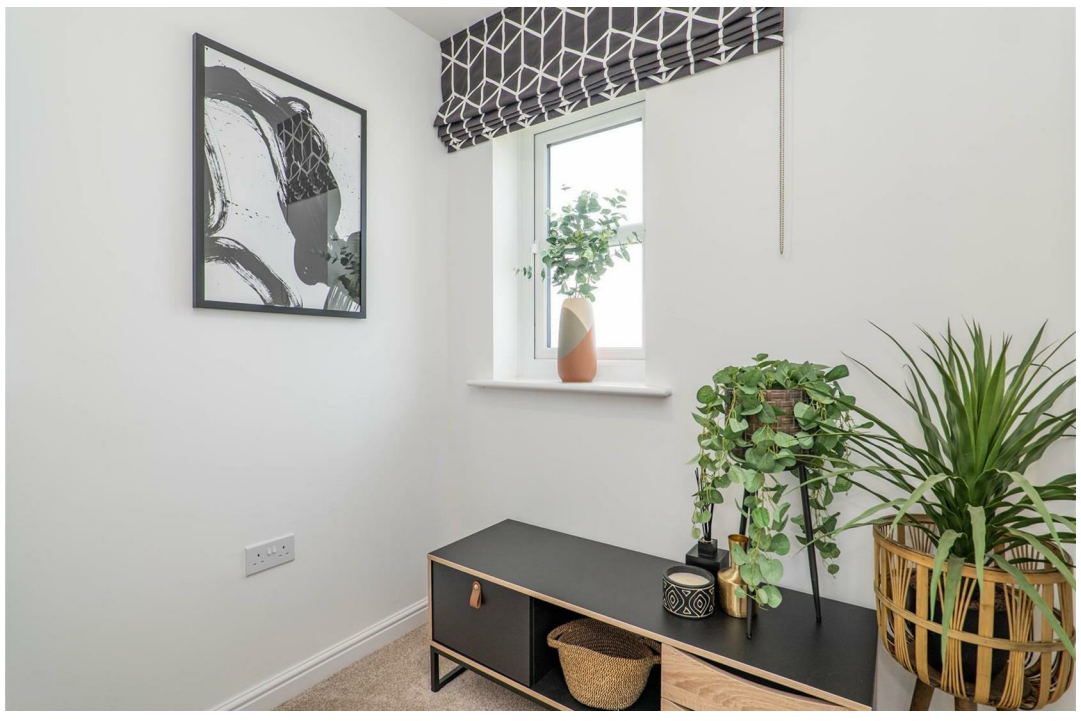

teenager


HELLO!



















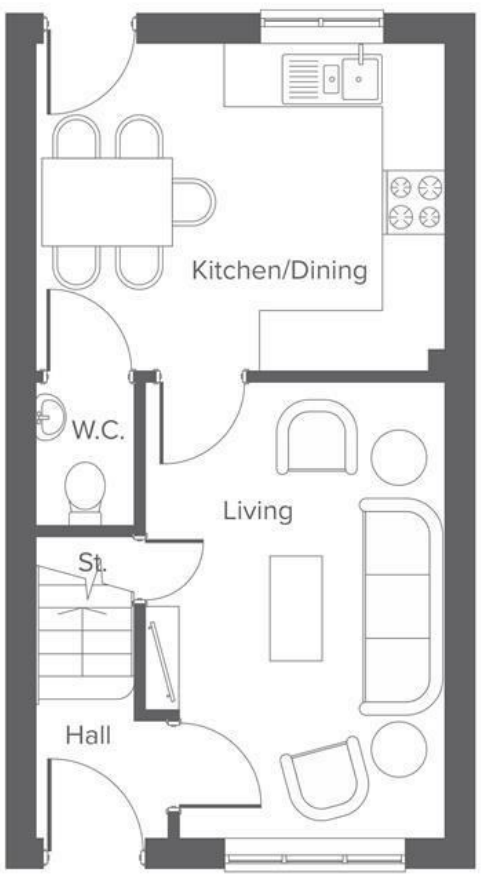






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The Woburn +
3-Bedroom Home, Sleeps 5







Ground Floor	Metric	Imperial
Kitchen/Dining	4.09 x 3.26	13'5" x 10'8"
Living	3.00 x 4.55	9'11" x 14'11"
W.C.	0.98 x 1.44	3'2" x 4'8"

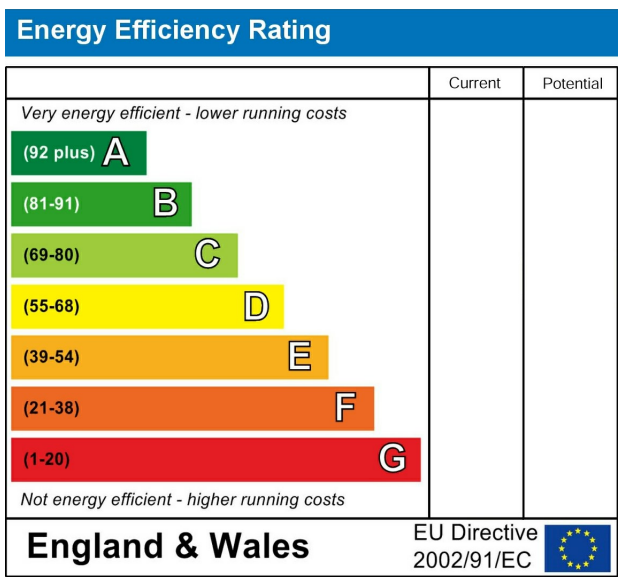
First Floor	Metric	Imperial
Bedroom 2	4.09 x 2.74	13'5" x 8'11"
Bedroom 3	2.04 x 2.97	6'8" x 9'8"
Bathroom	2.04 x 1.99	6'8" x 6'6"

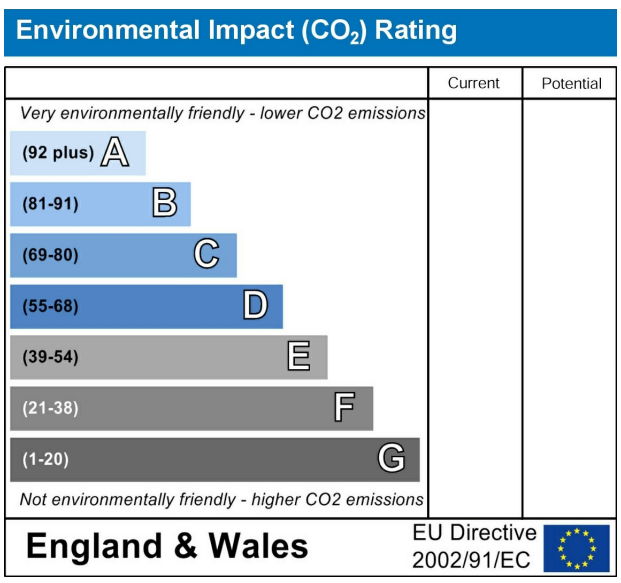
Second Floor	Metric	Imperial
Bedroom 1	4.09 x 5.87	13'5" x 19'3"
En-suite	1.21 x 2.25	3'11" x 7'4"

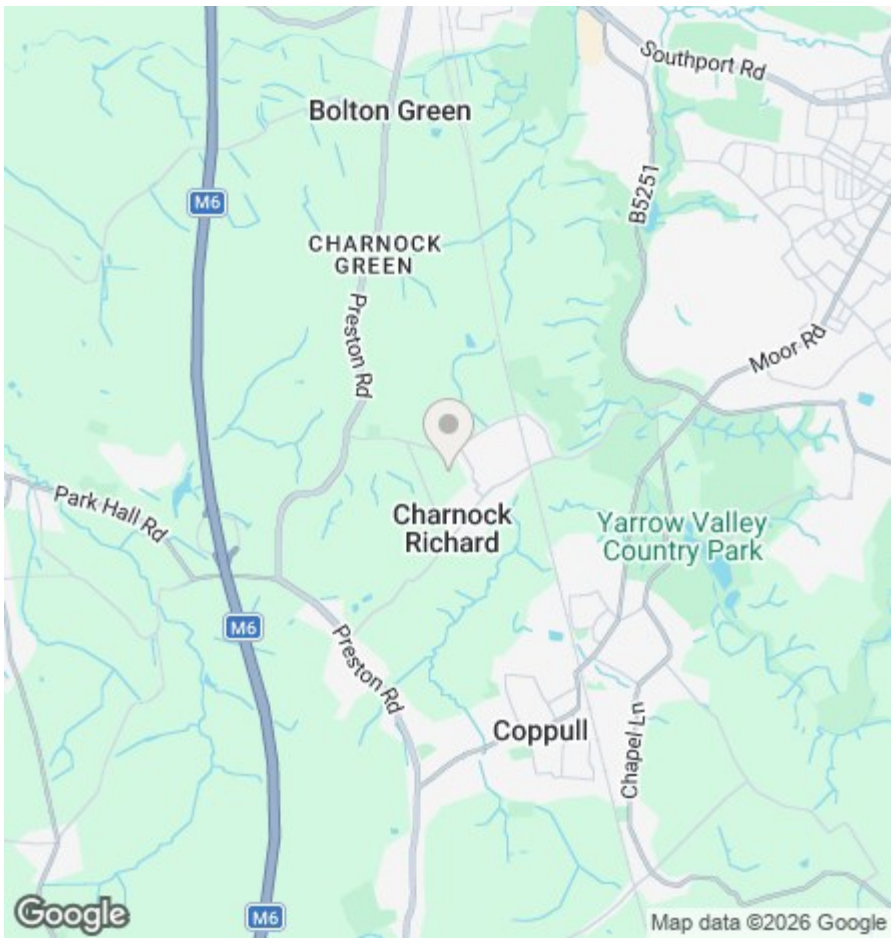
*Second floor/loft rooms will have restricted floor and head space in some areas.
**End terraces will have additional windows in some circumstances. Please check the specific plot detail with an advisor.

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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