



## The Brinscall, Abbey Court, Abbey Village, Chorley

**Offers Over £399,995**

We're having a summer sizzler on the 6<sup>th</sup> & 7<sup>th</sup> July  
Full value part exchange –we will look at any house making easy for you to buy ours  
We make an offer within 48hrs and we will even pay your legal fees, and even removal fees  
We will even pay your estate agent fees on our popular assisted move scheme so what are you waiting for.  
On hand an experienced sales negotiator offering expert advice to guide you through the journey to your next Roxford home  
So don't miss out come down this weekend

### SMALL EXCLUSIVE DEVELOPMENT IN A DESIRABLE SEMI-RURAL VILLAGE

Call now to book your appointment to view the homes in this beautiful location.

SALES OFFICE OPEN Thursday to Saturday 11.00am until 4.00pm.

Ben Rose Estate Agents are delighted to present to the market a new development of executive detached homes, Abbey Court is situated in Abbey Village, a beautiful semi-rural location on the outskirts of Chorley. Nestled close to stunning scenery such as Rivington Pike and Yarrow Valley Country Park, the homes boast an enviable location for families to settle into a modern, luxurious development with easy access for commuting to both Manchester and the wider areas of Preston & Blackburn. Ideal for young families, these homes are in the catchment area for several Outstanding local schools as well as other family friendly amenities. Each property benefits from Roxford's thoughtful finishing touches and experienced craftsmanship and will allow the homeowner to enjoy a superb family home in a secluded, sought after location.

The Brinscall is a beautiful four-bedroom detached property with an integrated garage. Expertly designed, the property is built with style and energy efficiency in mind and would make a superb family home.

Through the welcoming and spacious hallway, you have access to the open plan kitchen, dining and family area. The homeowner can choose from a huge range of kitchen designs in contemporary styles with a host of integrated appliances and optional extras. T

There are a number of optional extras and upgrades available to the homeowner, depending on the progress of the build. To provide peace of mind, all properties come with a 10 year new homes warranty.













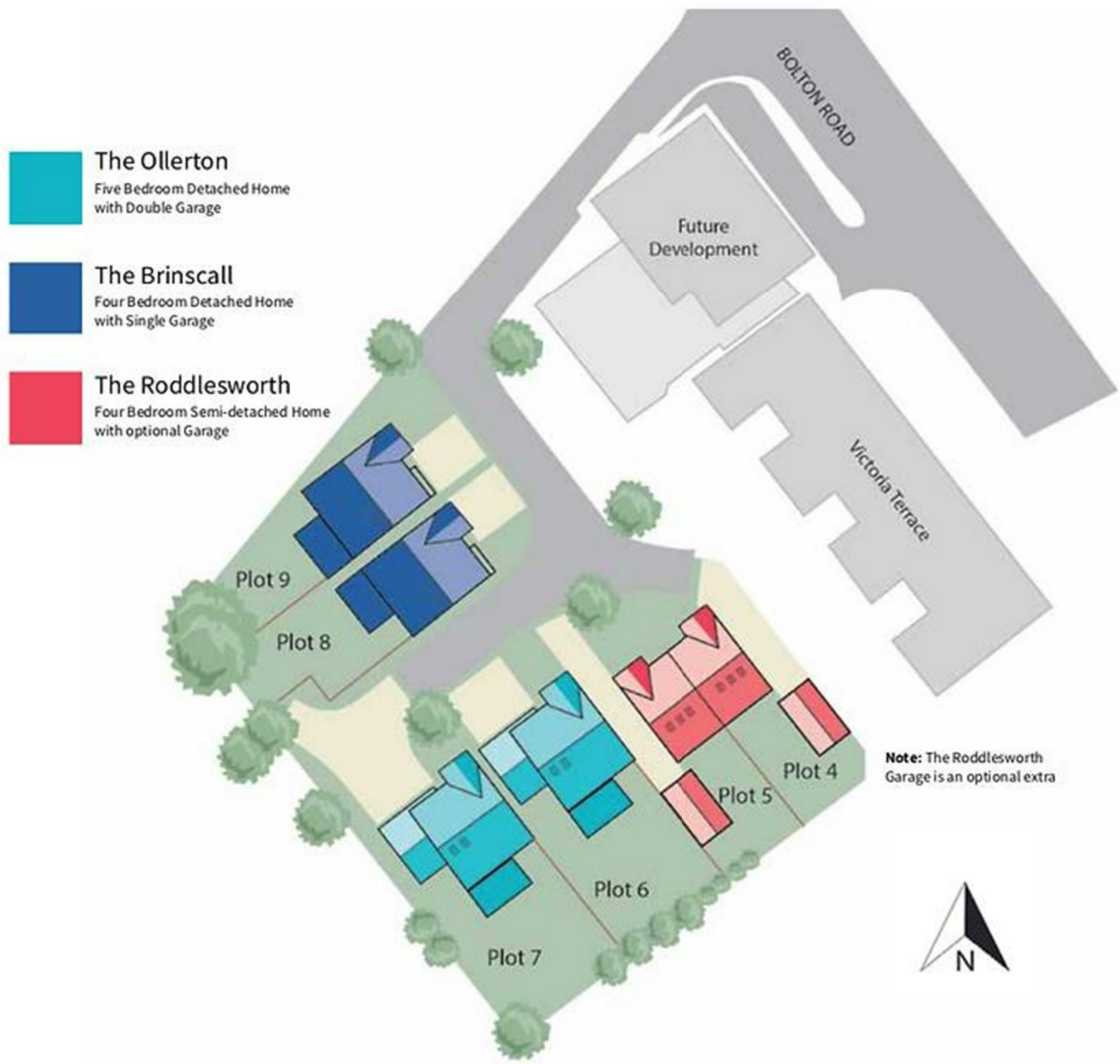




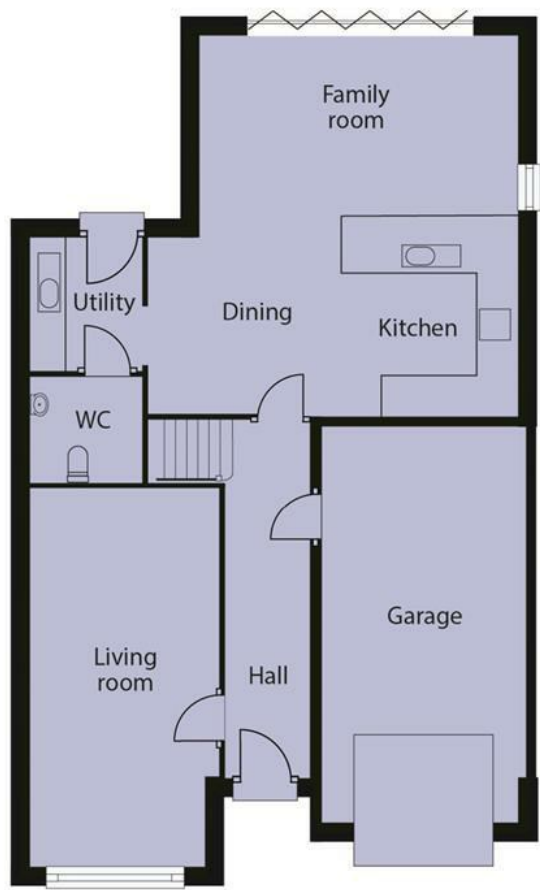












Ground Floor

	MM	FEET
Living Room	5.64m x 2.91m	18'6" x 9'6"
Kitchen/Dining/ Family Room	5.63m x 5.51m	18'5" x 18'1"
WC	1.62m x 1.61m	5'4" x 5'3"
Utility Room	1.93m x 1.62m	6'4" x 5'4"




First Floor

	MM	FEET
Master Bedroom	4.54m x 2.79m	14'11" x 9'2"
En suite	2.21m x 1.39m	7'3" x 4'7"
Bedroom 2	3.93m x 2.59m	12'10" x 8'6"
Bedroom 3	3.21m x 2.59m	10'6" x 8'6"
Bedroom 4	3.19m x 2.87m	10'6" x 9'5"
Bathroom	2.26m x 2.05m	7'5" x 6'9"

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		
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	