



**Park Road, Chorley**

**Offers Over £99,995**

**\*\*ATTENTION INVESTORS - OPTION TO PURCHASE WITH TENANT IN SITU\*\***

Ben Rose Estate Agents are pleased to present to market this charming one-bedroom apartment, arranged over two floors and set within a Grade II listed building just a short walk from Chorley town centre. This property represents an ideal opportunity for first time buyers or local investors seeking a buy-to-let investment. The apartment benefits from private parking with secure electric gates and external CCTV, providing added peace of mind. Conveniently located close to Chorley town centre, the property is surrounded by excellent parks, shops, and amenities, and enjoys fantastic travel links via the nearby train station, as well as the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the lower level. From here, there is also access to a well-proportioned double bedroom and a modern three-piece shower room.

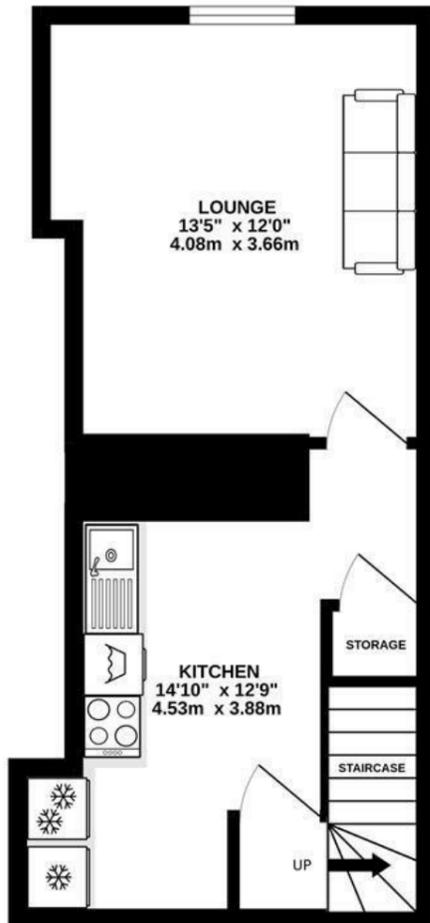
Moving downstairs to the basement level, you will enter the contemporary kitchen, which offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, and washing machine. Continuing through, you will enter the spacious lounge, which completes the internal accommodation.

Externally, to the rear of the property are electric security gates leading into a private car park for residents. The property also benefits from a communal yard space at the rear, providing an area for outdoor relaxation.

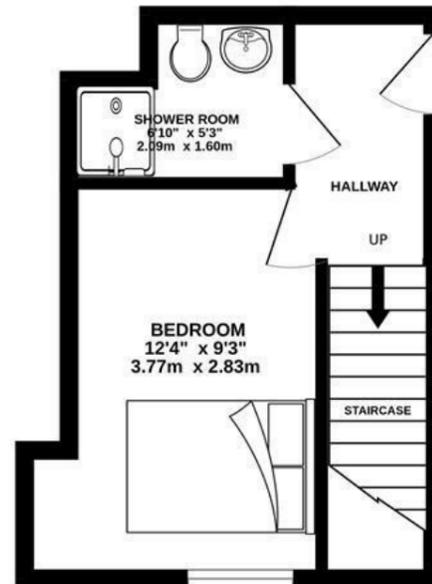




**BASEMENT**  
309 sq.ft. (28.7 sq.m.) approx.



**GROUND FLOOR**  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.3 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) <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	