



Fell View, Chorley

Offers Over £94,995

Ben Rose Estate Agents are pleased to present to market this three-bedroom mid-terrace ground floor apartment, ideally suited to first time buyers looking for a spacious and well-located home. Positioned within a convenient residential area of Chorley, this property offers generous room sizes throughout and pleasant views to the rear. The apartment is within easy reach of a wide range of everyday amenities including supermarkets, shops, schools, and leisure facilities, with Astley Park nearby offering beautiful green space for walks and outdoor activities. Chorley town centre is also a short distance away, providing a variety of cafés, restaurants, and retail outlets. The property benefits from excellent transport links, including rail services from Chorley Railway Station with direct connections to Preston and Manchester. For those travelling by car, the nearby M61 motorway and M6 motorway provide convenient routes across the region.

Upon entering the property, you are welcomed into an entrance hall which provides access to all rooms within this ground floor apartment. The layout begins with three well-proportioned double bedrooms, with the master bedroom being particularly generous in size and offering comfortable accommodation. The apartment also features a three-piece family bathroom which serves the home. Towards the rear of the property, you will find the good sized lounge, offering a bright and inviting living space ideal for relaxing or entertaining. Adjacent to this is the well-equipped kitchen, providing ample worktop and storage space, along with additional storage areas that add practicality to the home.

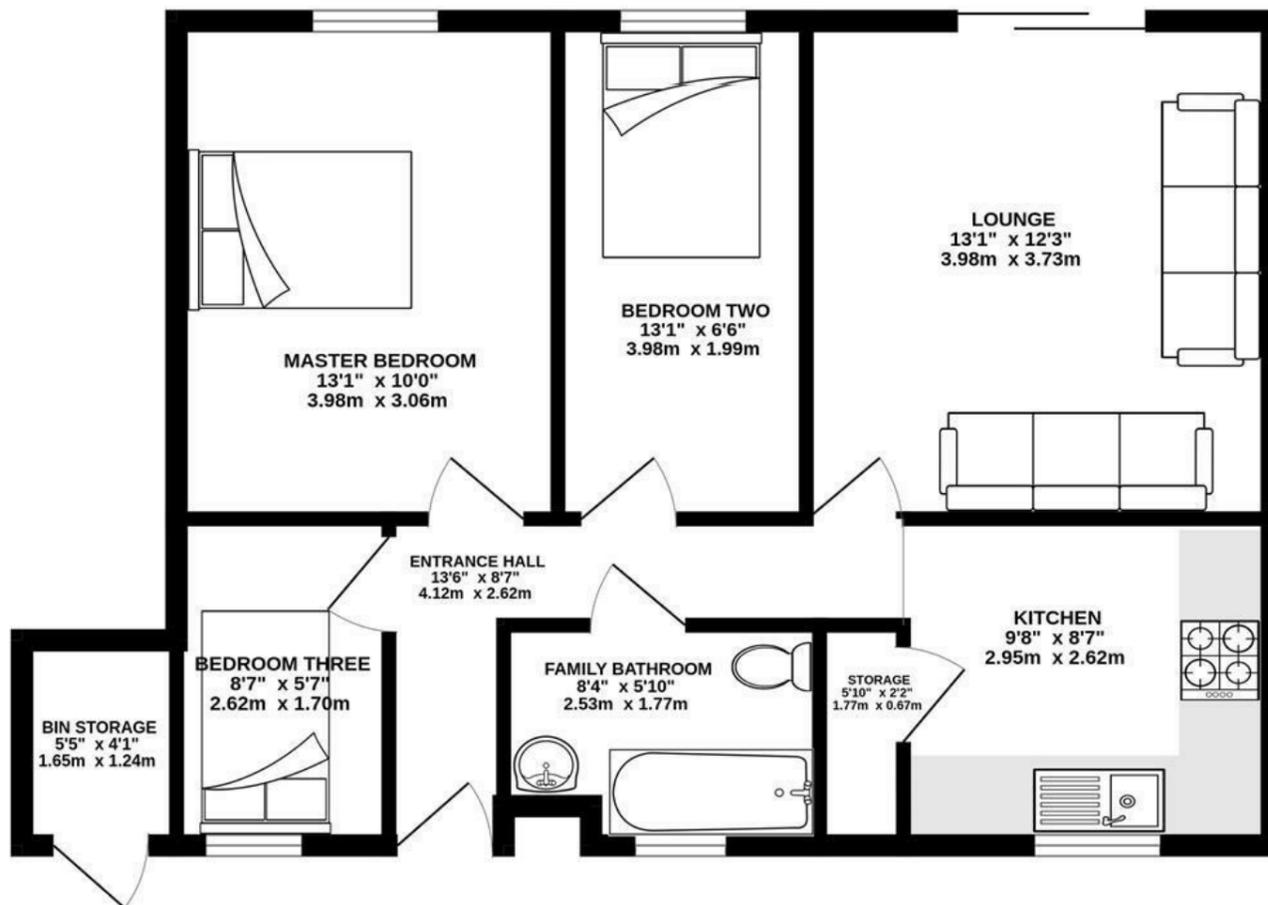
Externally, the property benefits from pleasant communal surroundings. To the front, there is ample visitor parking available along with communal green spaces for residents. To the rear, the apartment enjoys access to an enclosed lawned garden area that offers attractive views over the nearby park, creating a peaceful outdoor setting. With its spacious layout, pleasant outlook, and convenient Chorley location, this apartment represents an excellent opportunity for first time buyers seeking a comfortable and well-connected home.







GROUND FLOOR 644 sq.ft. (59.8 sq.m.) approx.

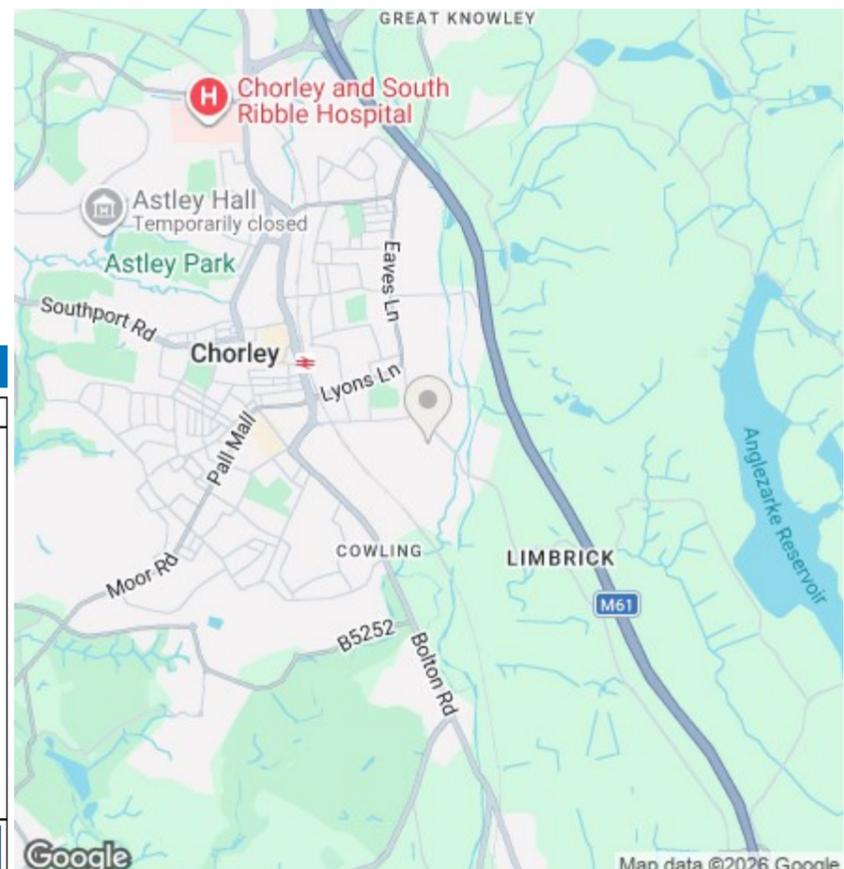


TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

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	79	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		
(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	