



Titan Court, Chorley

£750 PCM

Ben Rose Estate Agents are delighted to offer this charming second-floor, two-bedroom apartment located in a highly sought-after area of Chorley. The property is ideally situated for those needing to commute to major towns and cities across the northwest, with easy access to local motorways, including the M6 and M61. It is also conveniently close to good schools, supermarkets, and a range of local amenities.

Upon entering the apartment, you are welcomed by an entrance hall that provides access to all rooms. Immediately to the left is the second bedroom, which is generously sized to comfortably accommodate a double bed while still allowing space for additional storage units. Adjacent to this is the master bedroom, another spacious double room that benefits from its own three-piece ensuite, featuring a standalone shower.

Continuing down the hallway, you reach the kitchen, which offers ample worktop space and includes an integrated hob and oven. There is also plenty of room for other electrical appliances to be added, ensuring a functional and efficient cooking space. The lounge is next, a bright and airy room featuring two windows that allow plenty of natural light to flood in. This versatile space can be used solely as a lounge or easily adapted into a combined lounge and dining area.

The interior is completed by a well-proportioned three-piece family bathroom that includes a bath. Additionally, two storage cupboards are located off the hallway, providing practical storage solutions.

The property comes with one allocated parking space and is ideally situated off the main road within a quiet court, offering a sense of seclusion and privacy. The property has also been fully re-decorated throughout.



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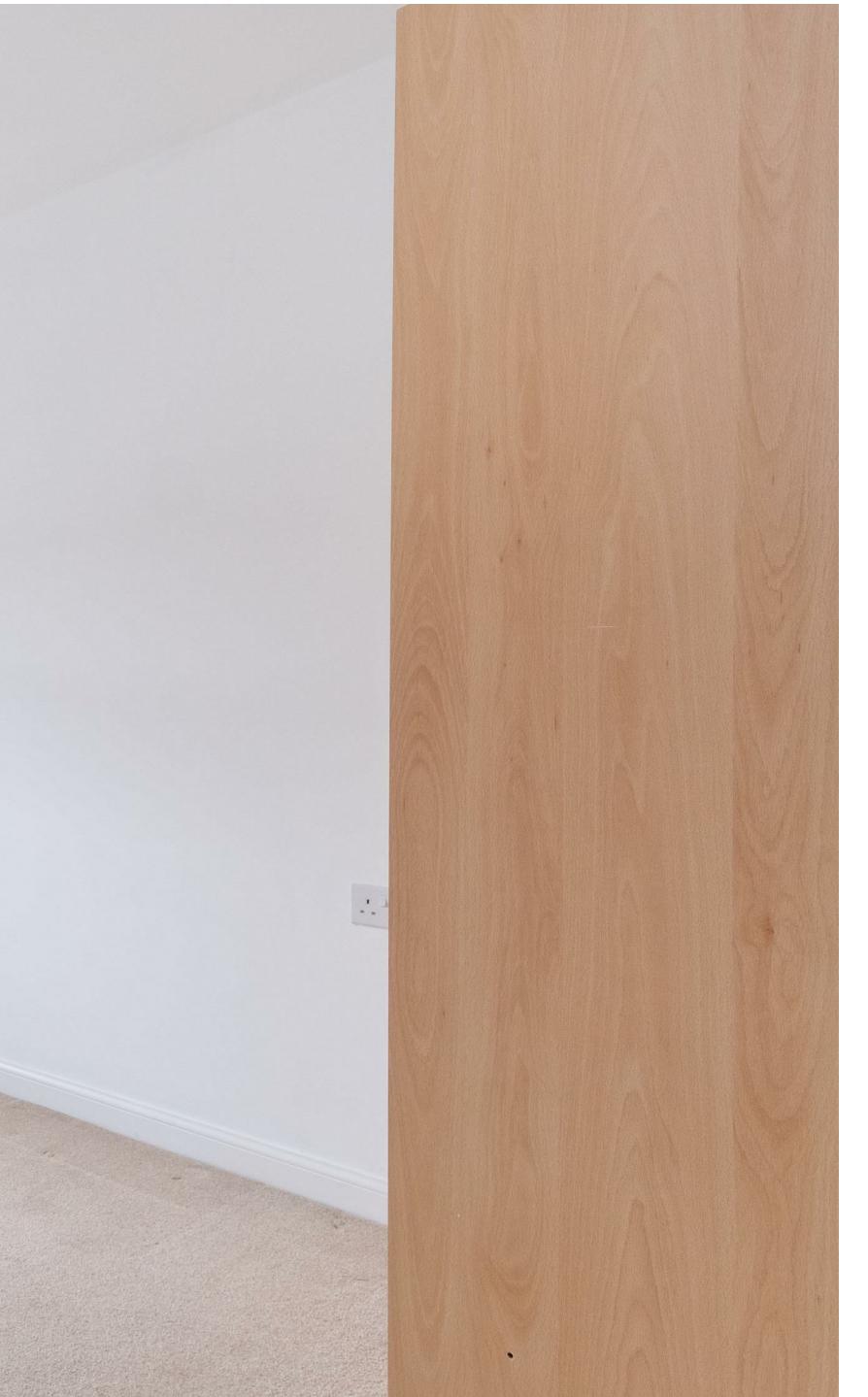
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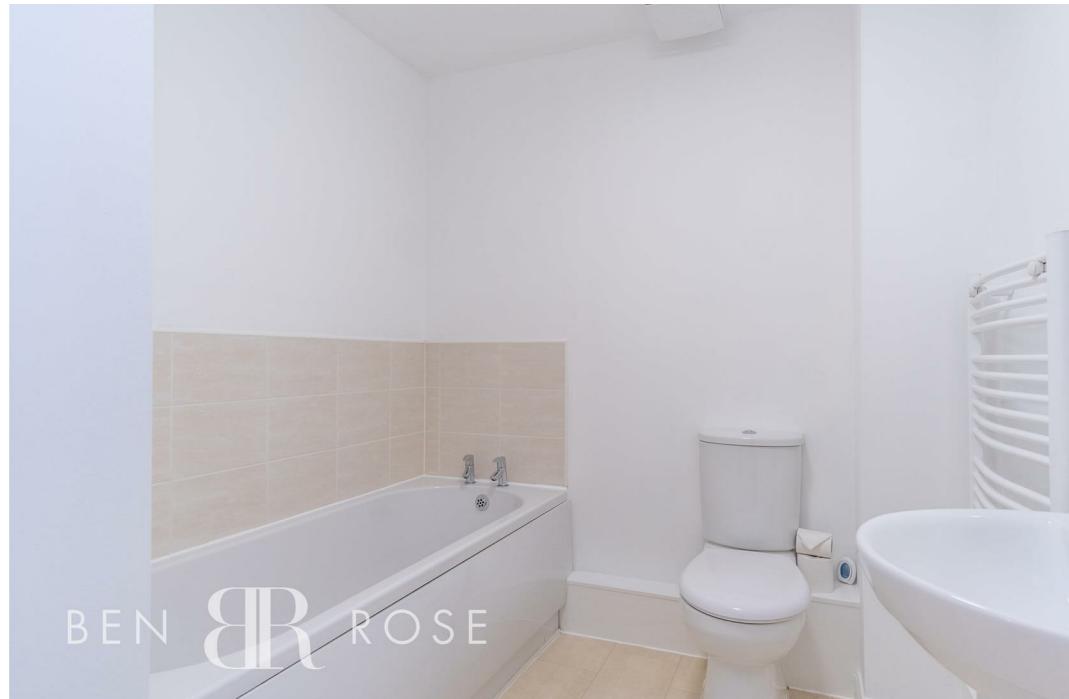
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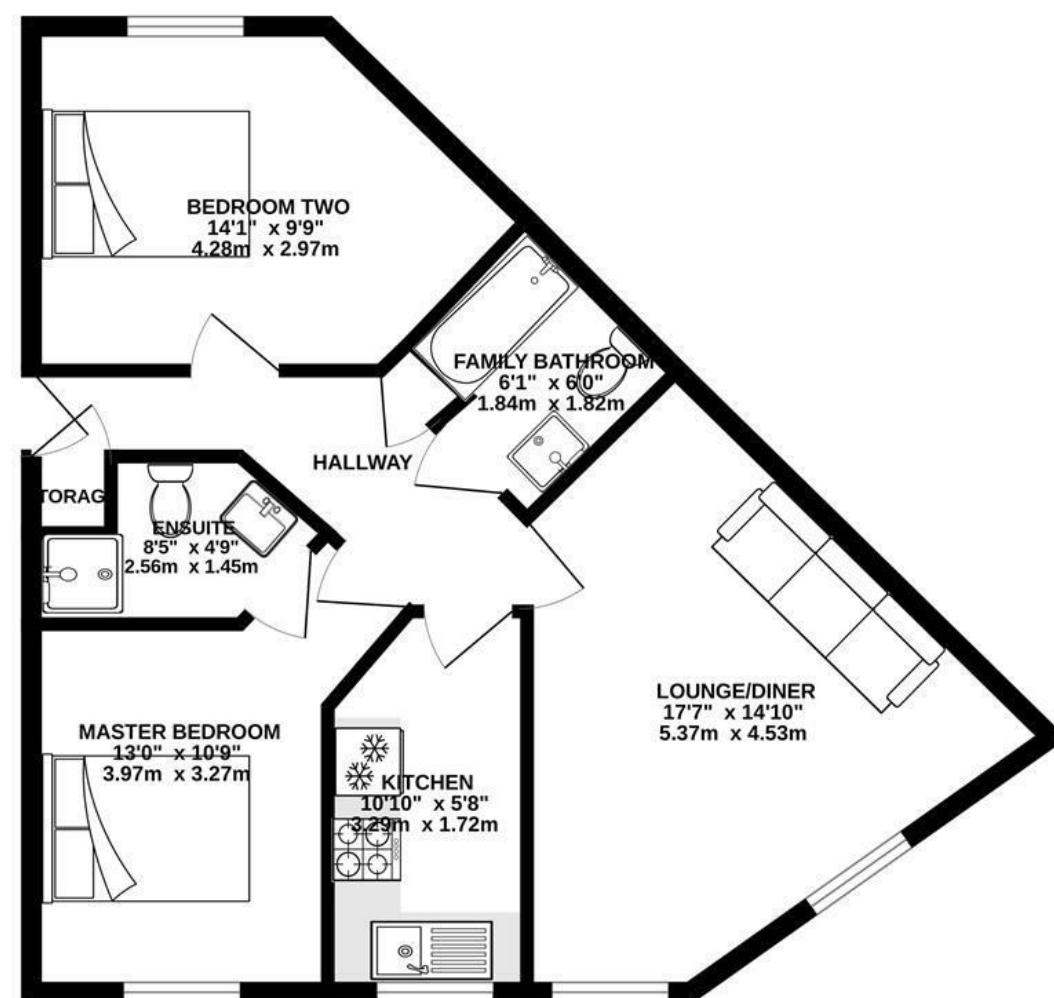
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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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.



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	82	83
(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 ₂) 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	

