



The Roddlesworth, Abbey Court, Abbey Village, Chorley

Offers Over £299,995

SMALL EXCLUSIVE DEVELOPMENT IN A DESIRABLE SEMI-RURAL VILLAGE

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

PART EXCHANGE CONSIDERED (limited period only)

SALES OFFICE OPEN SATURDAYS, SUNDAYS 11am TO 4pm

Ben Rose Estate Agents are delighted to present to the market a new development of executive detached homes situated in Abbey Village, a beautiful semi-rural location on the outskirts of Chorley. Nestled close to stunning scenery such as Rivington Pike, 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 Roddlesworth is an impressive four-bedroom semi-detached property with an optional garage. Built to a high-specification finish both internally and externally the Roddlesworth would be an ideal family home.

Entering the property through the welcoming entrance hall, you have access to the open plan kitchen, dining 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. The kitchen patio doors flood the space with light and beautifully showcase the lawned south-facing garden. With a separate lounge area there is ample space for a family to enjoy time together to relax and unwind in their new home.

To the first floor you will find three of the generously sized bedrooms with the Master benefitting from an ensuite, in addition to a beautiful family bathroom which the homeowner can design from a choice of stunning Porcelanosa ceramic tiles. On the top floor you will find the final bedroom.

Externally the property has driveway parking and turf to both the front and rear gardens, a single detached garage can be purchased as an optional addition.

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.







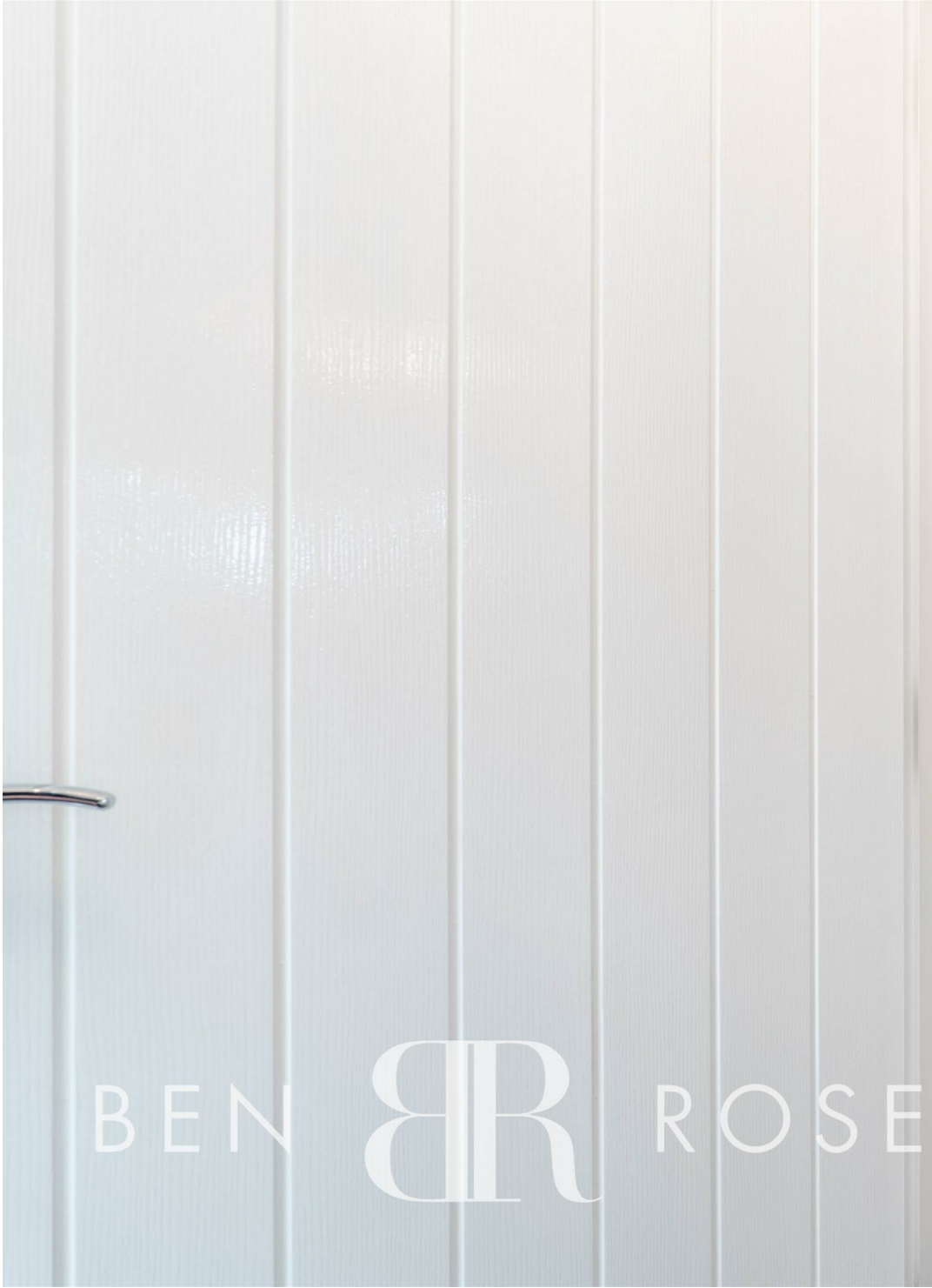




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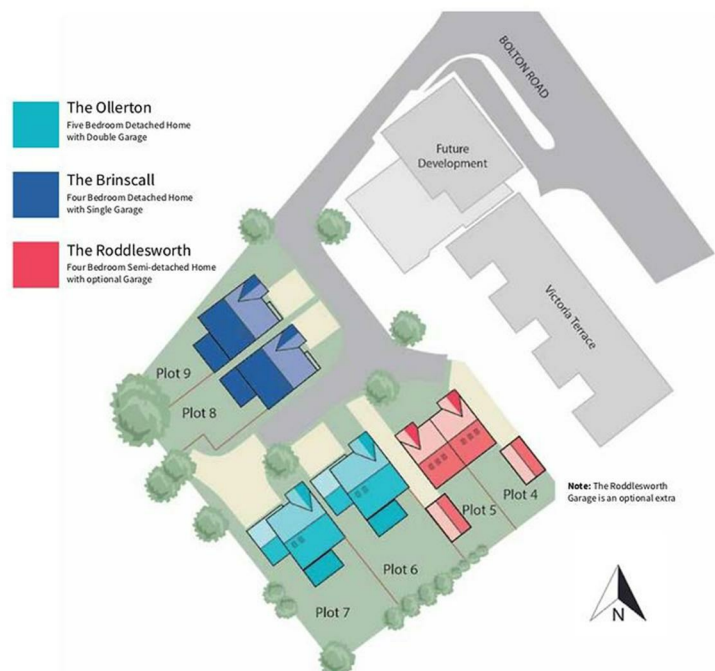


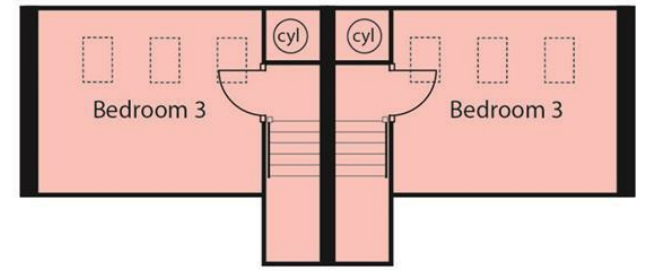
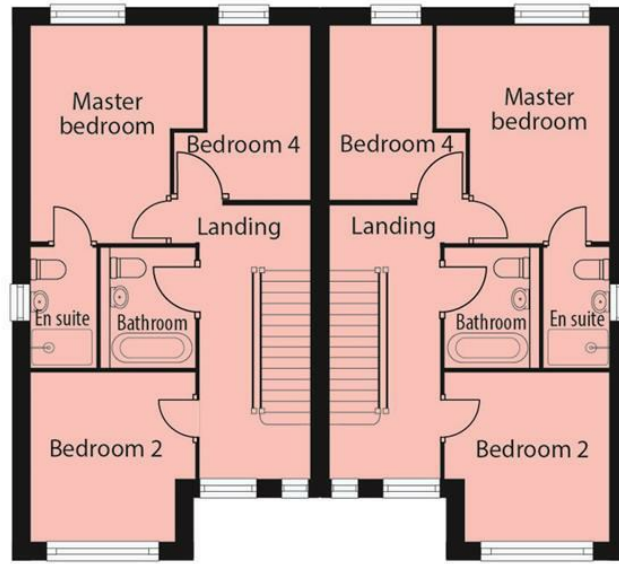
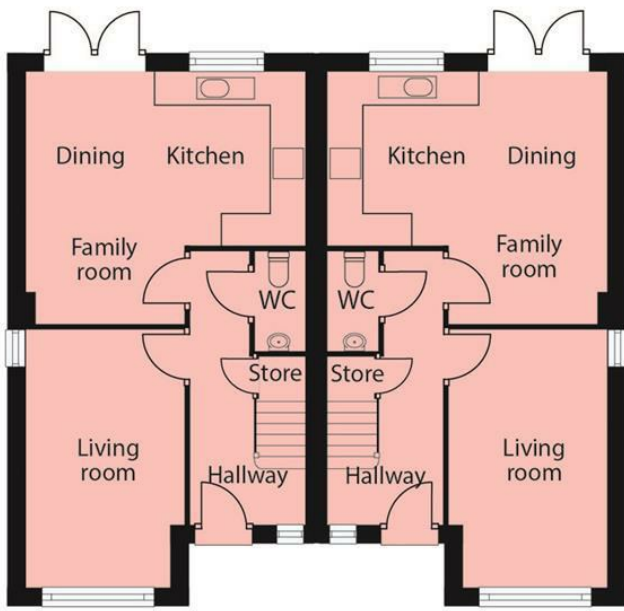
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Ground Floor

	MM	FEET
Living Room	4.58m x 2.90m	15'1" x 9'5"
Kitchen/Dining/ Family Room	4.95m x 4.60m	16'2" x 15'0"
WC	1.80m x 0.90m	5'11" x 2'11"

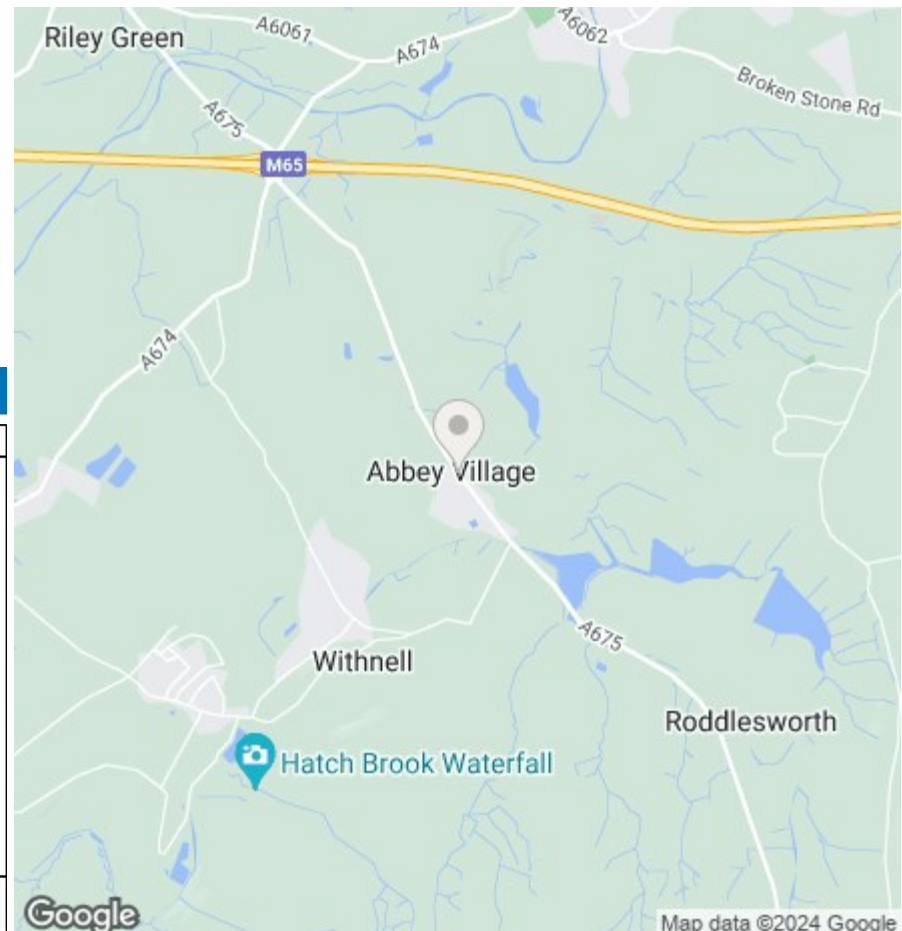
First Floor

	MM	FEET
Master Bedroom	3.84m x 3.04m	12'7" x 9'11"
En suite	2.16m x 1.18m	7'11" x 3'10"
Bedroom 2	3.50m x 3.00m	11'4" x 9'8"
Bedroom 4	2.95m x 1.83m	9'8" x 6'0"
Bathroom	2.16m x 1.70m	7'11" x 5'7"

Second Floor

	MM	FEET
Bedroom 3	3.92m x 3.27m	12'10" x 10'9"

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	