



Park Road, Chorley

Offers Over £89,995

Ben Rose Estate Agents are delighted to bring to market this second floor apartment in this Grade 2 listed building only a short walk to Chorley town centre. The property would make an ideal home for a first time buyer or for a local investor looking for a buy-to-let. There is also private parking for the residence with security gates and external CCTV throughout. The property is ideally situated near to Chorley town centre and is surrounded by superb local parks, shops and amenities with fantastic travel links via the nearby train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the apartment features a main hallway that gives through access to the majority of rooms. Here, you'll enter into the spacious lounge that benefits from a raised ceiling and large front facing window bringing in ample natural light into the space. Just off here is the modern fitted kitchen that features integrated appliances such as a fridge, freezer, hob/oven and a dishwasher. Moving back through the hall you'll find the three piece shower room with a large walk-in shower, as well as the master bedroom located to the opposite side of the apartment.

Externally, to the rear of the property is security gates leading into the private car park with one allocated parking bay for the property. The home also has its own side access gate with a lawn towards the front of the property and a communal patio space for the block of flats.

The room dimensions of the property can be found on our floorplan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.





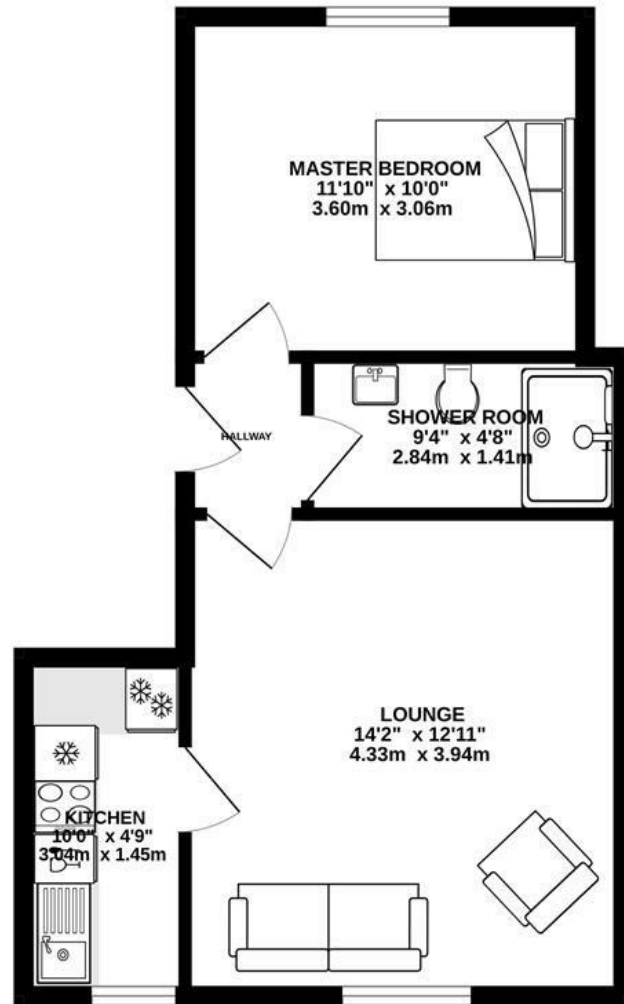








SECOND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 409 sq.ft. (38.0 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		81	81
(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		