



## Park Road, Chorley

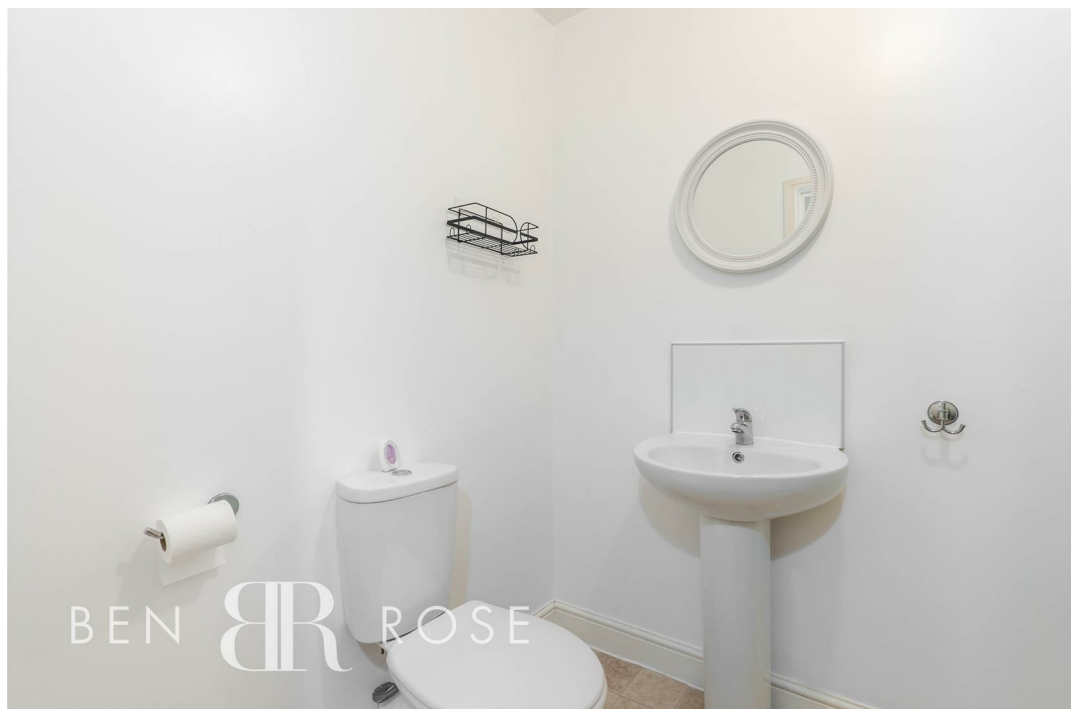
**Offers Over £64,995**

Ben Rose Estate Agents are delighted to present to the market this lovely, one bedroom, second floor apartment, being presented with NO ONWARDS CHAIN. Positioned within a popular residential location on Park Road Chorley, this is a must view property in a prime location. The apartment is set within walking distance to the railway station with direct routes to Manchester and Preston, as well as being close by to Chorley town centre. Astley Park is also only located across the road. It also has direct access to the M6 and M61 motorways which also provide easy access to nearby towns and villages.

Internally, the property is situated on the second floor of the complex, overlooking the Chorley skyline at the rear. It consists of a main hallway, leading to the open plan lounge/diner/kitchen with dual aspect views. You'll also find a double size bedroom and a shower room to complete the flat.

Externally, there is on road parking nearby as well as a shared yard at the rear.

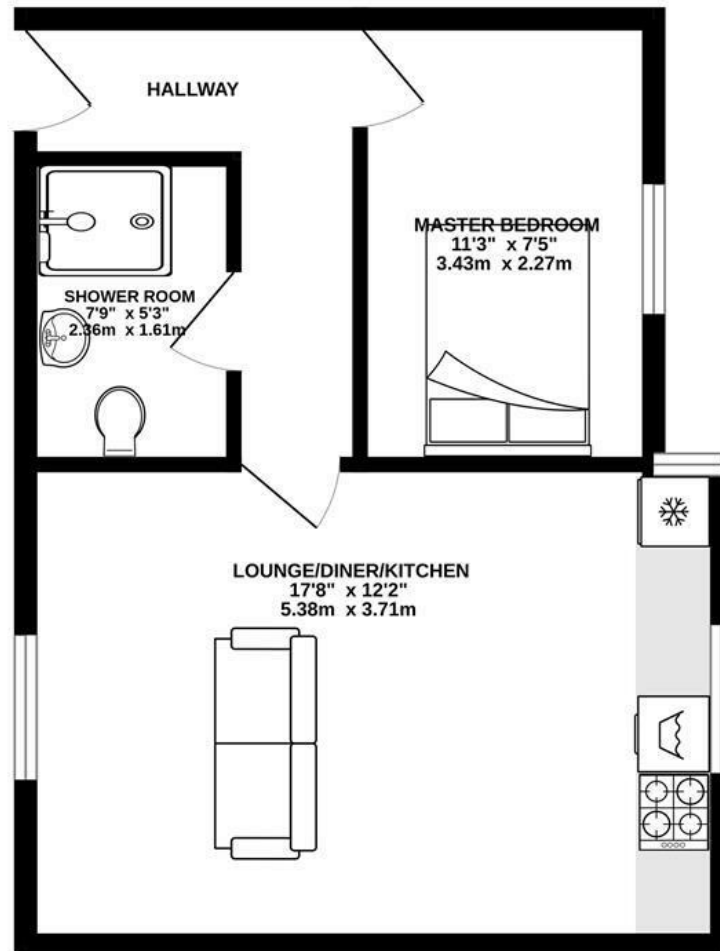






BEN BR ROSE

SECOND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 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			
		53	65
<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		