



Draperfield, Chorley

Offers Over £44,995

Ben Rose Estate Agents are delighted to present to the market this first floor, studio flat situated within a quiet residential area in the heart of Chorley. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) but still enjoying the delights of the stunning local Lancashire country side including Yarrow Valley Country Park on the door step. Being sold with the current tenant in situ, the property would be ideal as a buy-to-let investment. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a spacious living area with ample room for a sofa set, bed and furnishings. This room leads into the kitchen that comes fitted with an integrated oven, space for other freestanding appliances and a floor to ceiling storage cupboard. Heading back through the living area, you'll find the good sized walk in wardrobe which gives through access to the bathroom with stand in shower.

Externally, there is one allocated parking space.

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

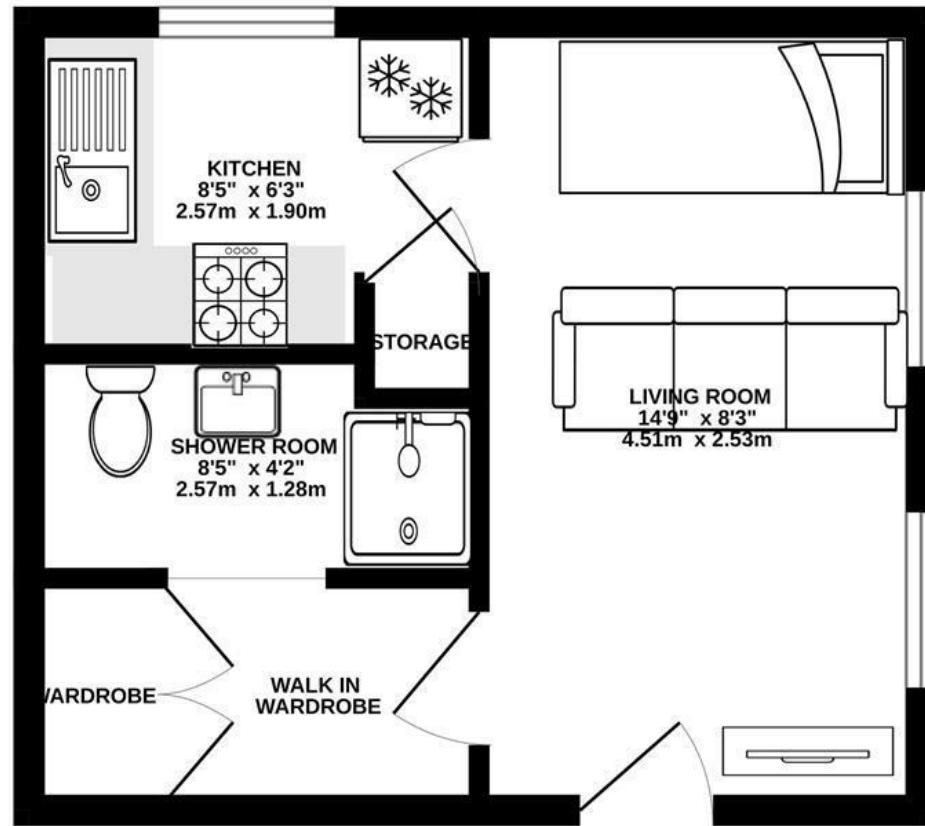
Property to sell?

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





GROUND FLOOR
247 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 247 sq.ft. (23.0 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 | | | |
| (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 | 77 | 78 |

| 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 | | |