



## Balmoral Road, Chorley

**Offers Over £124,995**

Ben Rose Estate Agents are pleased to present to market this two-bedroom apartment, ideally situated just a short walk from Chorley Town Centre. This property is perfect for families or professionals, offering convenient access to local amenities. It also boasts excellent travel links, including local bus routes, a nearby train station, and the M6 and M61 motorways, making it easy to commute to surrounding areas.

Entering the apartment, you are welcomed by an entrance hallway that provides access to all rooms. The lounge is bright and inviting, featuring a potential spot for a fireplace and three large windows that allow ample natural light to fill the space. From the lounge, you enter the kitchen, which is well-equipped with integrated appliances such as a hob and double oven, and has additional space for freestanding appliances.

The master bedroom is generously sized, featuring a large window and a built-in wardrobe, offering plenty of storage space. The second bedroom, also with a window, provides a comfortable living space that can serve as an additional bedroom or home office. The apartment includes a three-piece family bathroom with a convenient storage cupboard, ensuring ample space for all your essentials.

Externally, the property has a landscaped lawn and a welcoming entrance to the building. To the rear, there is a communal yard and a designated parking space for one car. Additionally, there is plenty of on-road parking available in front of the property, ensuring convenience for residents and guests alike.

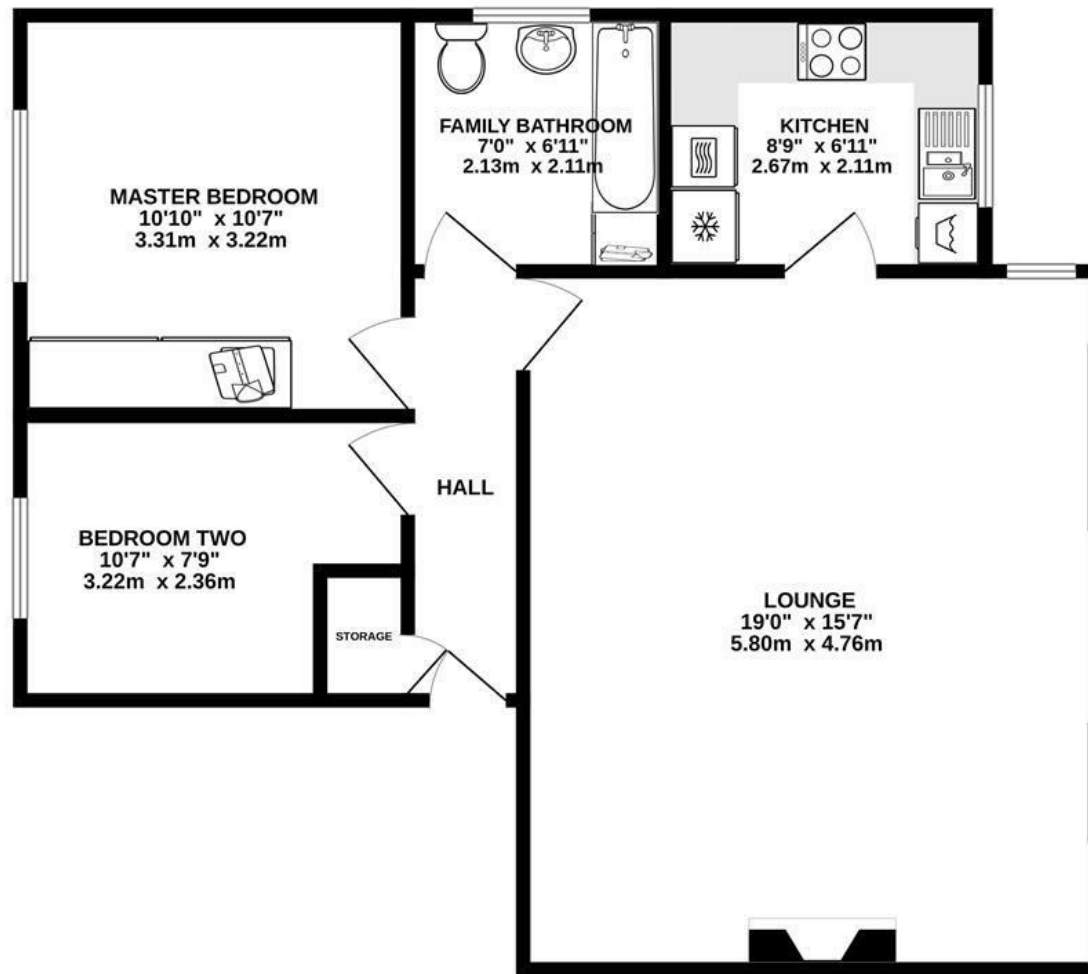
In summary, this delightful two-bedroom apartment offers comfortable and convenient living close to Chorley Town Centre, making it an excellent choice for families or professionals seeking a well-connected and vibrant community.







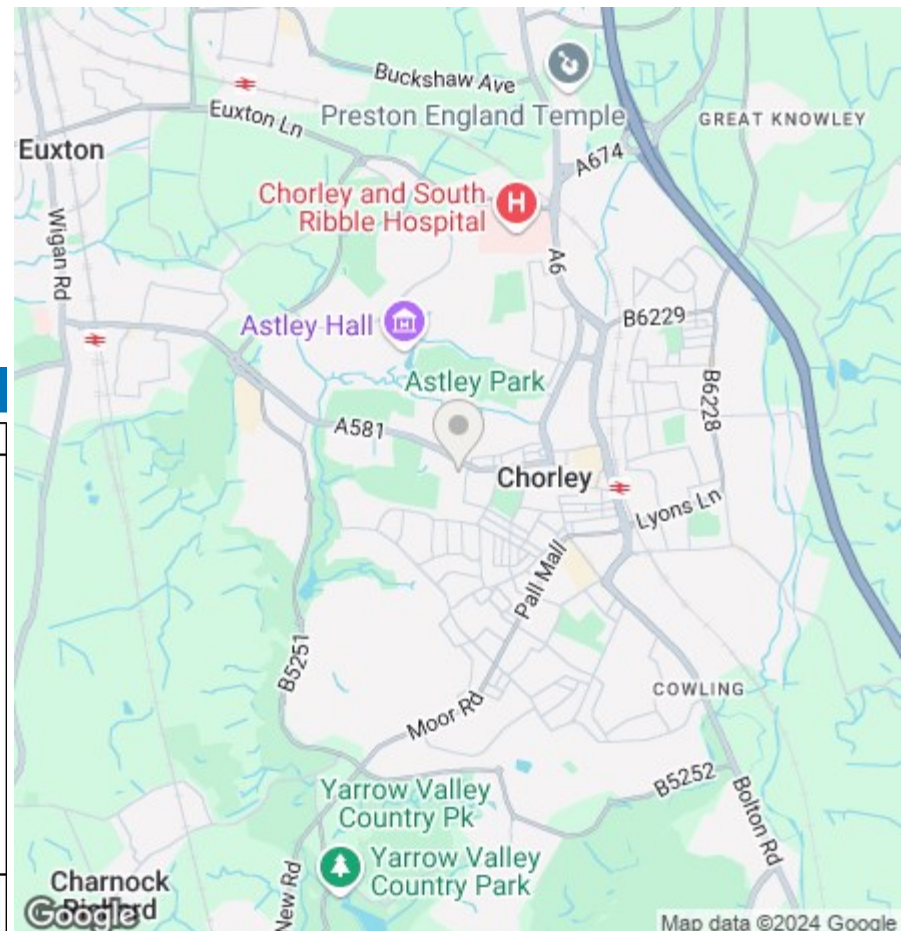
FIRST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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.  
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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			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	