



Denham Wood Close, Chorley

Offers Over £99,950

Ben Rose Estate Agents are pleased to present to market this two-bedroom flat on the second floor of a modern apartment block. This property represents a fantastic buy-to-let investment opportunity, ideally located just a 10-minute drive from Chorley Town Centre. The area is well-served by local bus routes and offers excellent travel links with easy access to the M6, M61, and M65 motorways, making it convenient for commuting and accessing nearby amenities.

Upon entering the flat, you are welcomed by an entrance hallway that leads to all the rooms within the property. The master bedroom features built-in wardrobes, bedside tables, and a window that allows plenty of natural light. The second bedroom also includes a window, providing a bright and comfortable space. The three-piece family bathroom is modern and includes the luxury of underfloor heating. The heart of the home is the open-plan lounge/kitchen area, which benefits from three windows, creating a light and airy atmosphere. The kitchen, also with underfloor heating, is well-equipped with integrated appliances, including a hob, oven, and fridge/freezer. Additionally, there is a boarded loft with ladder access and lighting, offering extra storage space.

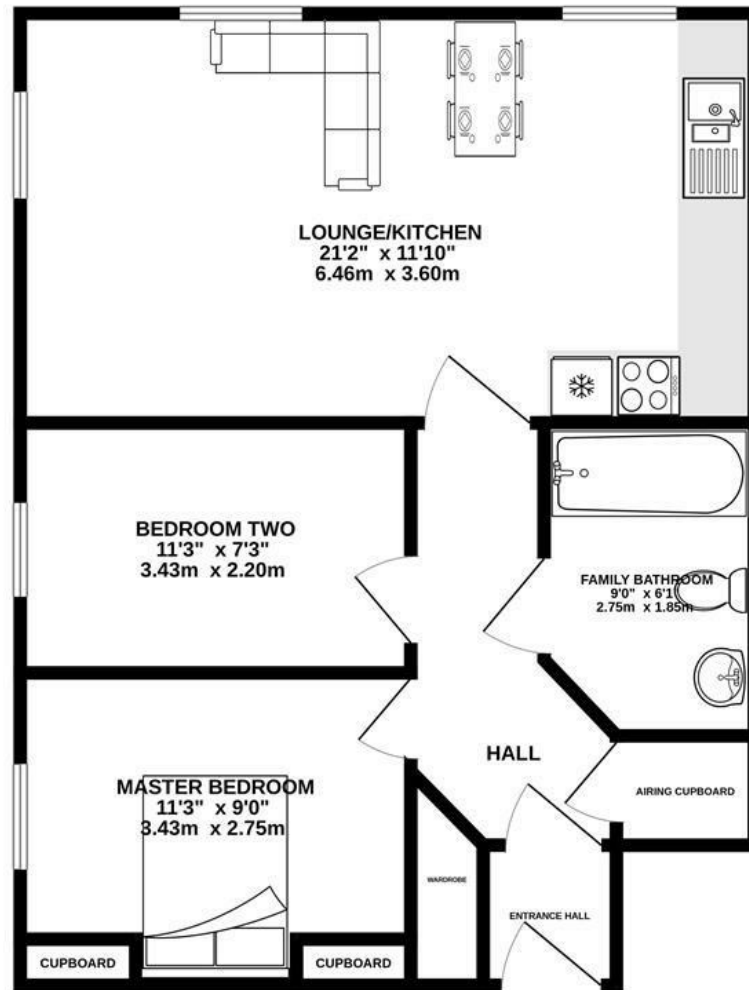
Externally, the property provides car parking spaces for residents at the front of the building, ensuring convenient and secure parking. To the rear, there is a communal lawn area, offering an outdoor space for relaxation and socialising.

In summary, this two-bedroom flat is an excellent investment opportunity, combining modern living with a convenient location. With its proximity to Chorley Town Centre and excellent transport links, this property is sure to attract both tenants and buyers alike.





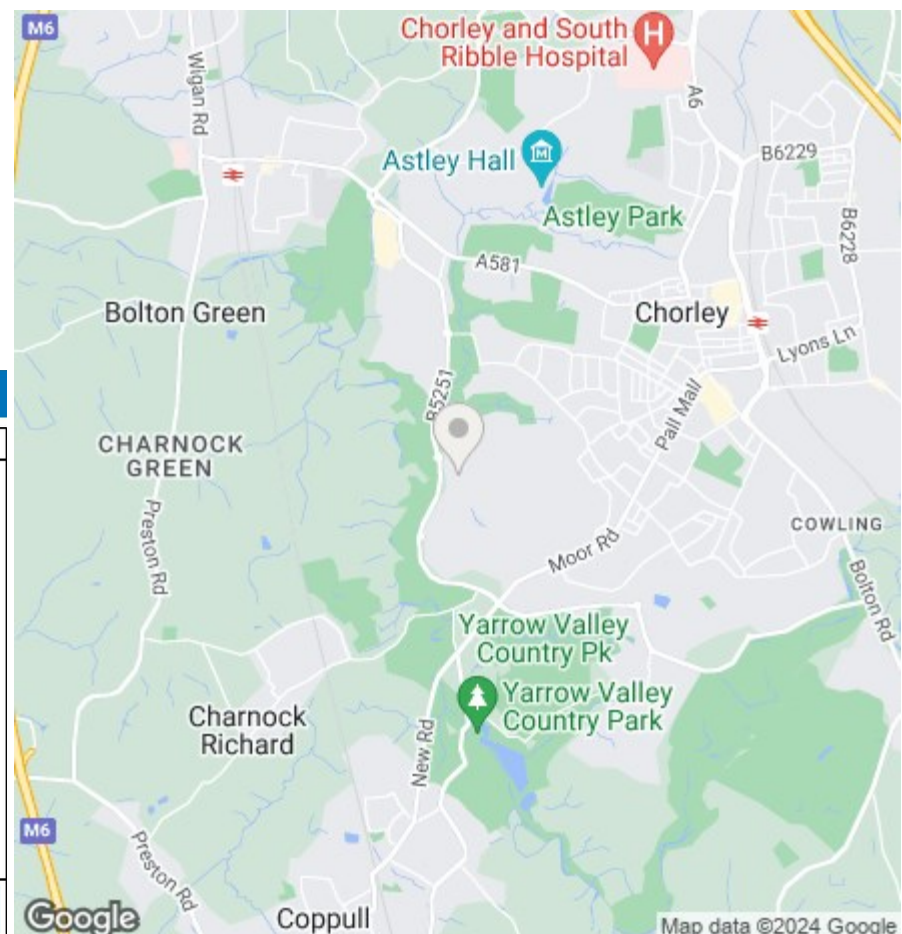
SECOND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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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	73	80

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		