



Bolton Street, Chorley

Offers Over £69,995

Ben Rose Estate Agents are pleased to present to the market this two-bedroom first-floor apartment situated in the heart of Chorley. This property would be an ideal choice for first-time buyers looking to step onto the property ladder. Conveniently located in a quiet location, just a short drive from Chorley town centre, it is surrounded by excellent local schools, supermarkets, and amenities. Furthermore, fantastic travel links are available via the nearby train station and the M6 and M61 motorways.

Upon entering the property on the ground floor, you're greeted by a large entrance hallway where stairs lead to the main apartment space. As you ascend the stairs, you'll find yourself in a central hallway providing access to all rooms. Off this hallway lies the spacious lounge with a large front-facing window and a feature fireplace. Continuing onward, you'll discover the modern kitchen equipped with an integrated oven and hob, along with additional space for freestanding appliances. A single door here leads out to the private balcony. Returning through the home, you'll encounter two well-proportioned bedrooms and a modern three-piece family bathroom complete with an over-the-bath shower.

Externally, the property boasts a balcony to the rear, offering space for garden furniture and providing an area to enjoy the outdoors. At the front, there's a lawn garden with a path leading to the front door.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.









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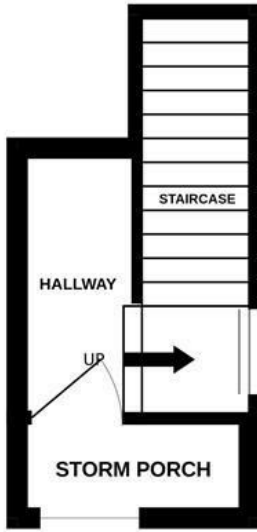
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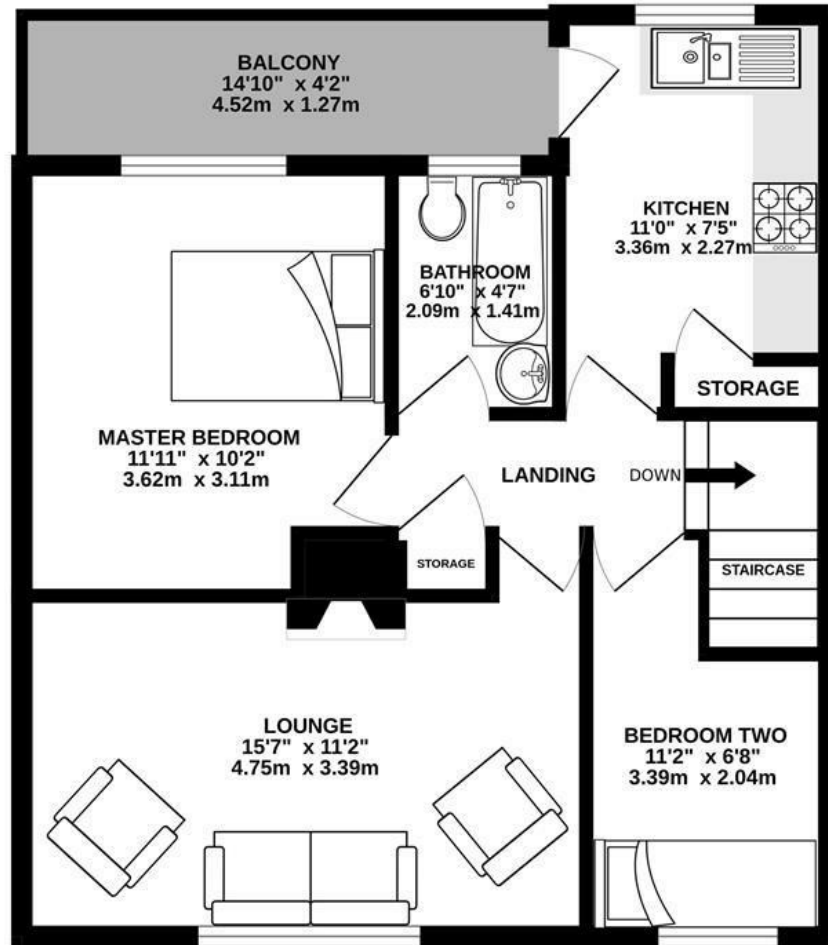


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GROUND FLOOR
77 sq.ft. (7.1 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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	

Environmental Impact (CO₂) 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	