



**Park Road, Chorley**

**Offers Over £79,995**

Ben Rose Estate Agents are delighted to present to market this well presented, first-floor apartment in a Grade II listed building, just a short walk from Chorley town centre. This property would be an ideal choice for first-time buyers or local investors seeking a buy-to-let opportunity. It offers private parking with security gates and external CCTV for added peace of mind. The apartment is conveniently located near Chorley town centre, surrounded by excellent parks, shops, and amenities, and benefits from fantastic travel links via the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Internally, the apartment features a main hallway providing access to all rooms. The open-plan lounge and kitchen area boasts a raised ceiling and a large front-facing window, allowing plenty of natural light to fill the space. The kitchen is equipped with integrated appliances, including a fridge/freezer, oven, hob, and washing machine. Back through the hall, you will find a three-piece shower room with a spacious walk-in shower, and the master bedroom is located on the opposite side of the apartment.

Externally, the property includes a private car park at the rear, accessible through security gates, with one allocated parking bay. The apartment also has its own side access gate, a lawn at the front, and a communal patio space shared with the other flats.



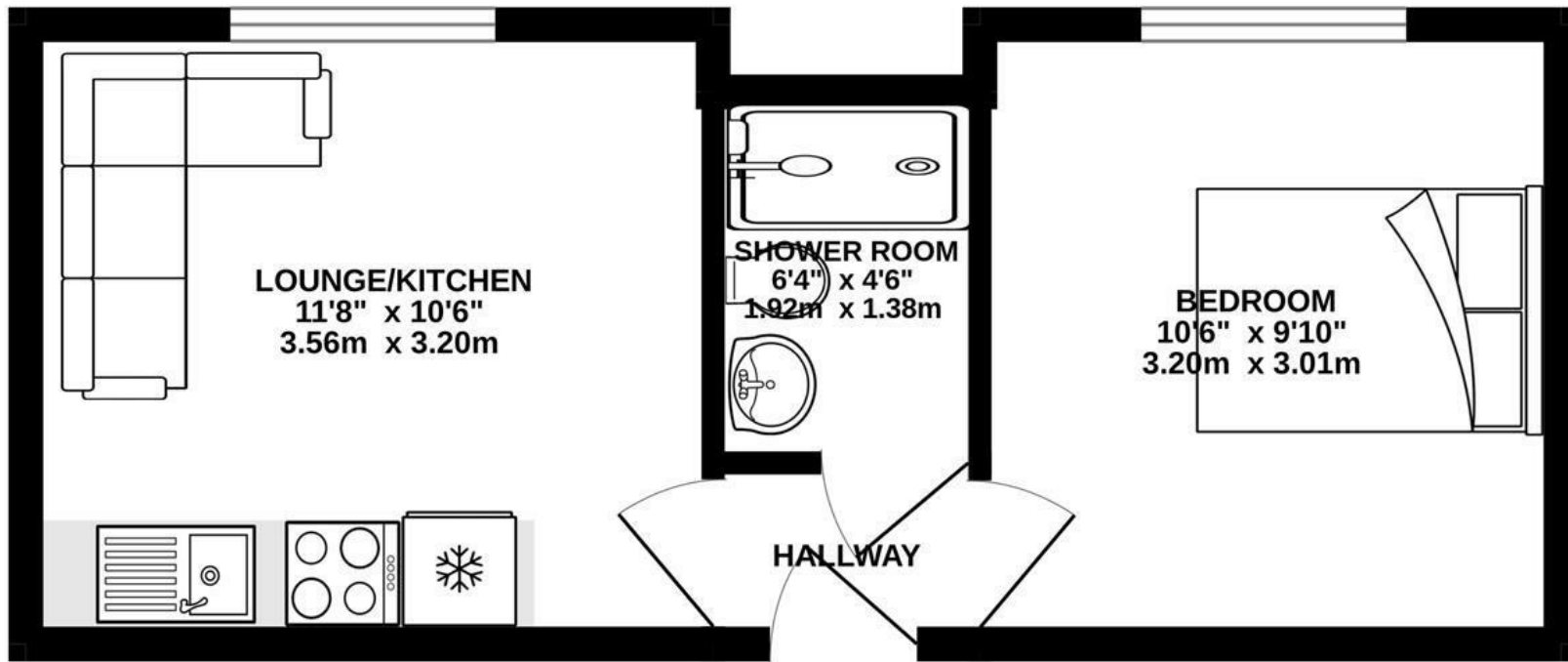
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## GROUND FLOOR 269 sq.ft. (25.0 sq.m.) approx.

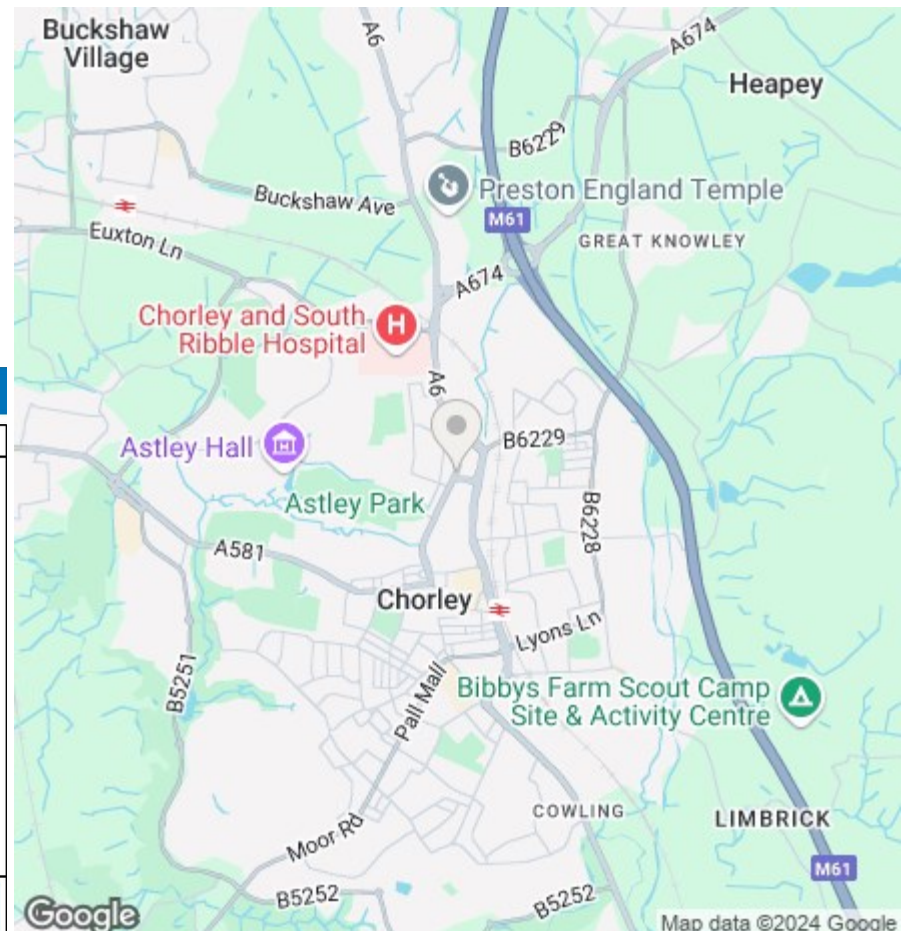


TOTAL FLOOR AREA : 269 sq.ft. (25.0 sq.m.) approx.

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) <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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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