



Deerfold, Astley Village, Chorley

Offers Over £79,995

Ben Rose Estate Agents are delighted to bring to the market this one bedroom semi-detached maisonette situated on a quiet cul de sac in the heart of Chorley. This is an ideal opportunity for a first time buyer or couple looking to get a foot onto the property ladder. The property is perfectly positioned to commute to all major north west towns and cities via local motorways (M6 & M61) local bus and railway stations and also benefits from great schools, local amenities and supermarkets.

Internally, the property comprises of the open-plan lounge/diner/kitchen that makes the majority of this floor. Here, you'll find dual aspect windows allowing for ample light, and plenty of space for a sofa, small dining table or desk. In addition, you'll find the unique spiral staircase leading up to the first floor. The kitchen benefits from ample wall and base units and plenty of room for freestanding appliances to be fitted.

Moving upstairs, you'll find the main master bedroom with dual aspect windows, a good sized fitted wardrobe and additional storage. You'll also find the three piece family bathroom with over the shower bath on this floor.

Externally, to the side of the property lies a good sized garden, lined with tall fencing and primarily lawned with some paved areas ideal for outdoor seating. This space benefits from not being overlooked and backs onto an unoccupied embankment. To the front of the property is a large communal garden/lawn surrounded by tall mature trees, which are conveniently maintained by the council. Also to the front lies one allocated off road parking space. Adjacent to the property lies a communal green with paved through access.

Other notable features include a new roof, recent Landlord Electrical Certificate, and potential to keep the kitchen appliances free of charge.







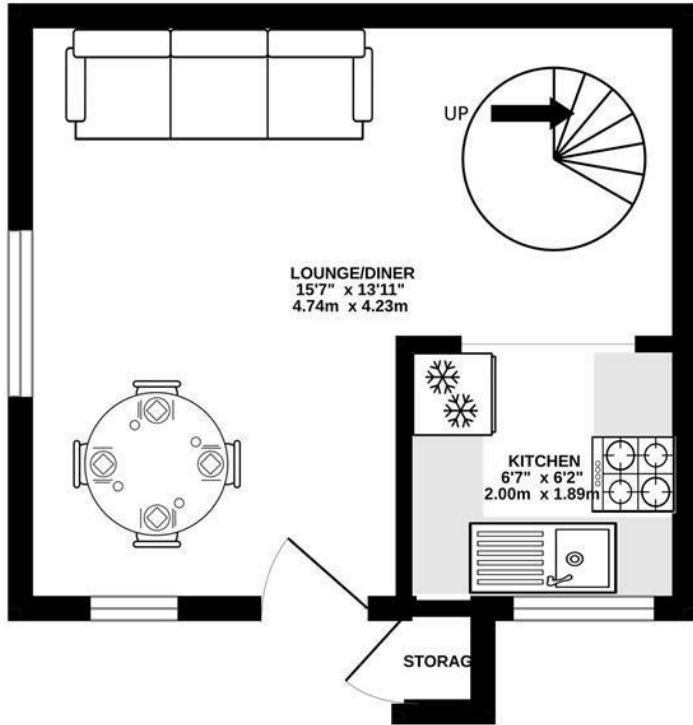




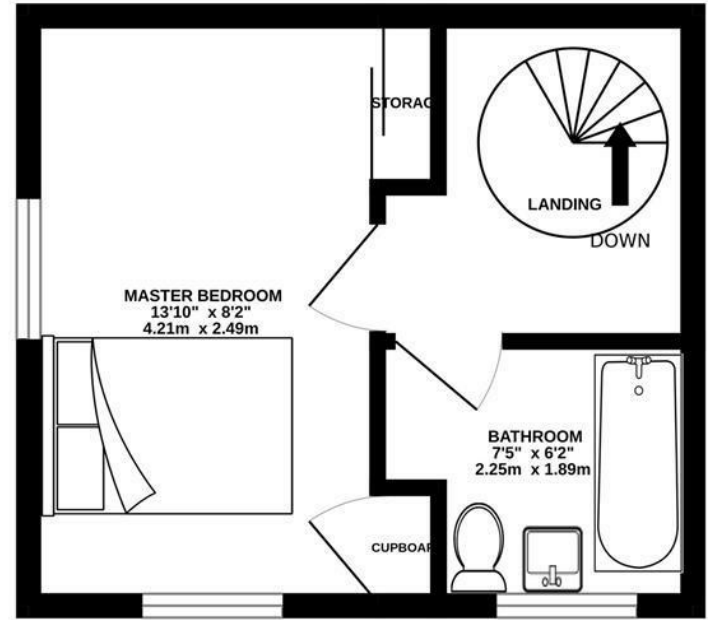


BEN ROSE

GROUND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR
215 sq.ft. (20.0 sq.m.) approx.

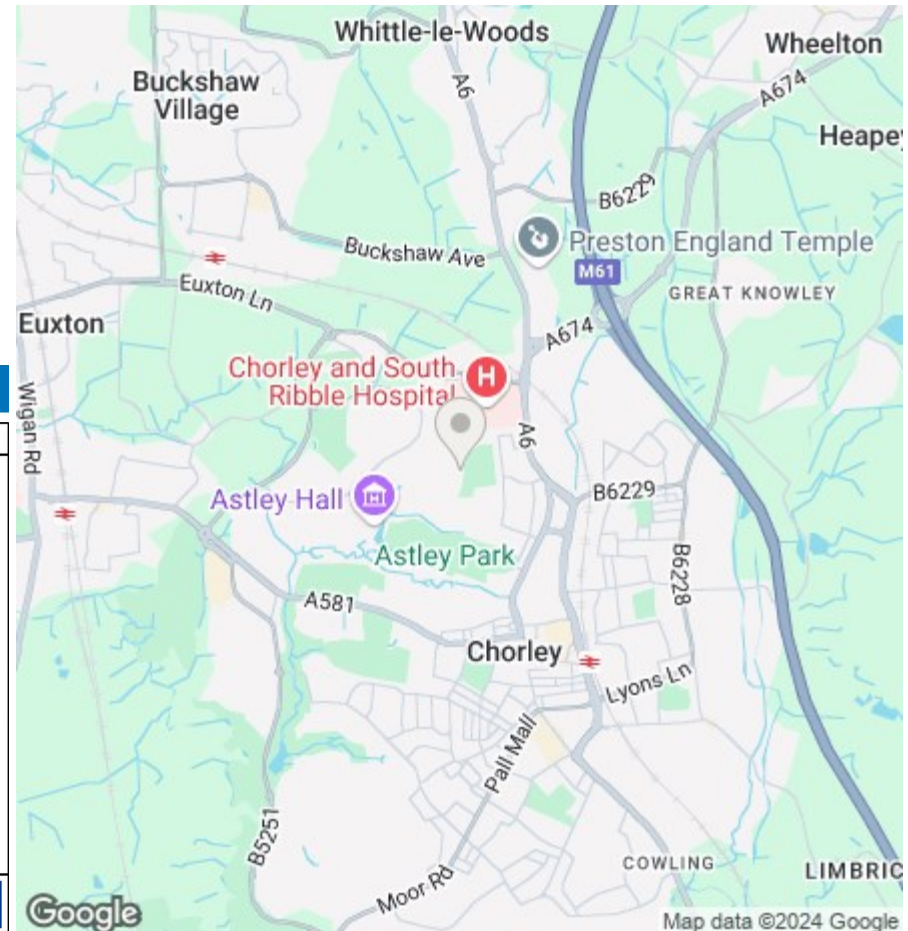


TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.

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	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
43	
England & Wales	EU Directive 2002/91/EC

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