



Ashfield Road, Anderton, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to the market this beautifully-presented two-bedroom ground-floor apartment, offered with no onward chain. Ideally suited to buyers seeking a comfortable and low-maintenance home, the property is located in the heart of the popular Anderton Village. Residents benefit from excellent local amenities and superb transport links via local bus routes and the nearby M6 and M61 motorways.

Upon entering the property, you will find yourself in the welcoming entrance hallway that provides access to most rooms. Double doors lead into the generously sized lounge, which features a charming fireplace that adds character to the space. Adjacent to the lounge is the dining room, benefiting from built-in storage and ample space for a family dining table. This area flows seamlessly into the modern kitchen, which is fitted with integrated appliances including a fridge, freezer, oven, hob and washing machine. An integrated combi boiler can also be found here.

The apartment boasts two well-proportioned double bedrooms. The master bedroom includes integrated storage and a private en-suite shower room. A modern three-piece family bathroom completes the interior. The property has also been completely redecorated, including brand new carpets and flooring fitted/installed throughout.

Externally, the development is well maintained and offers allocated parking for homeowners and visitors.

Early viewing is highly recommended to avoid disappointment.

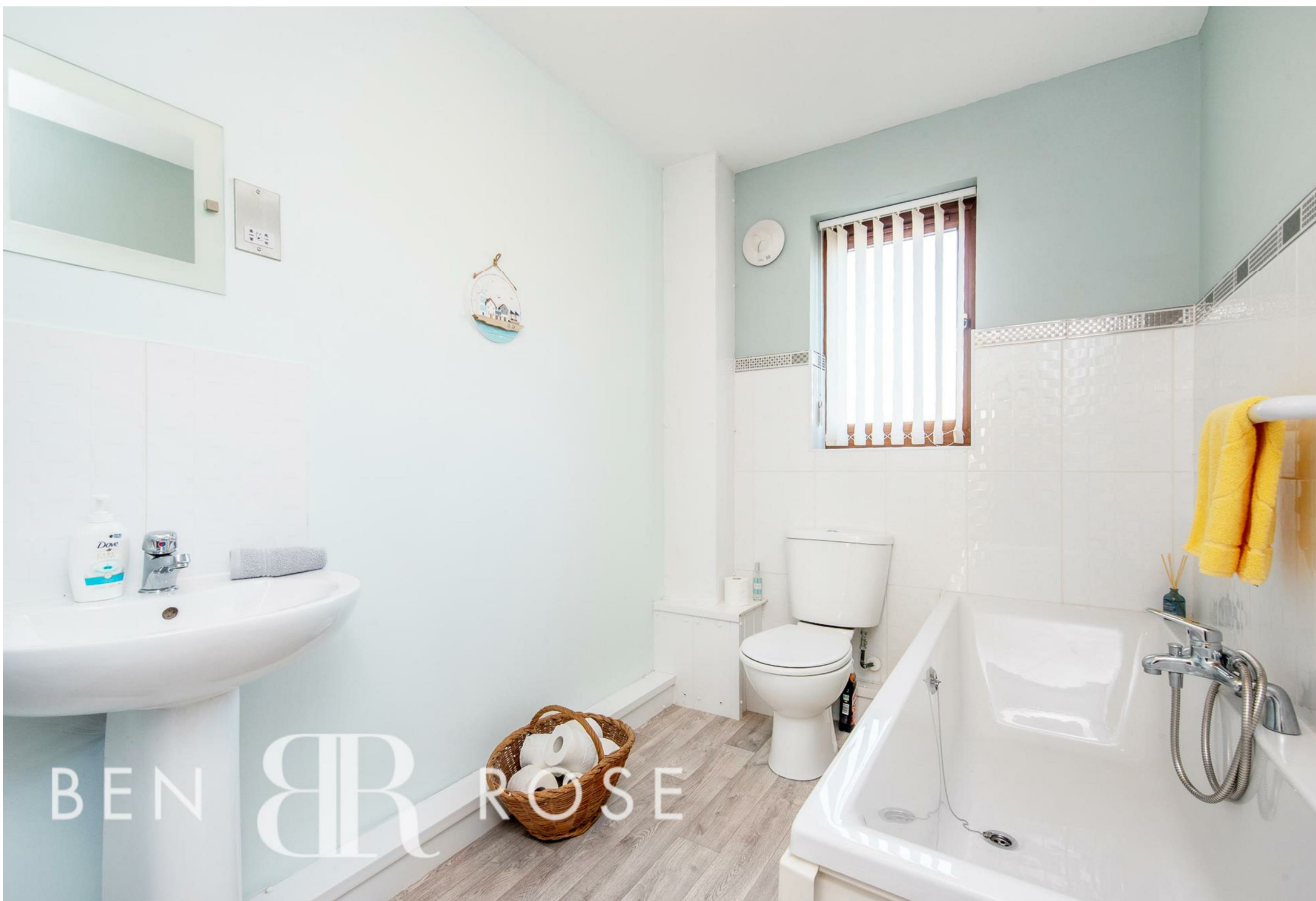






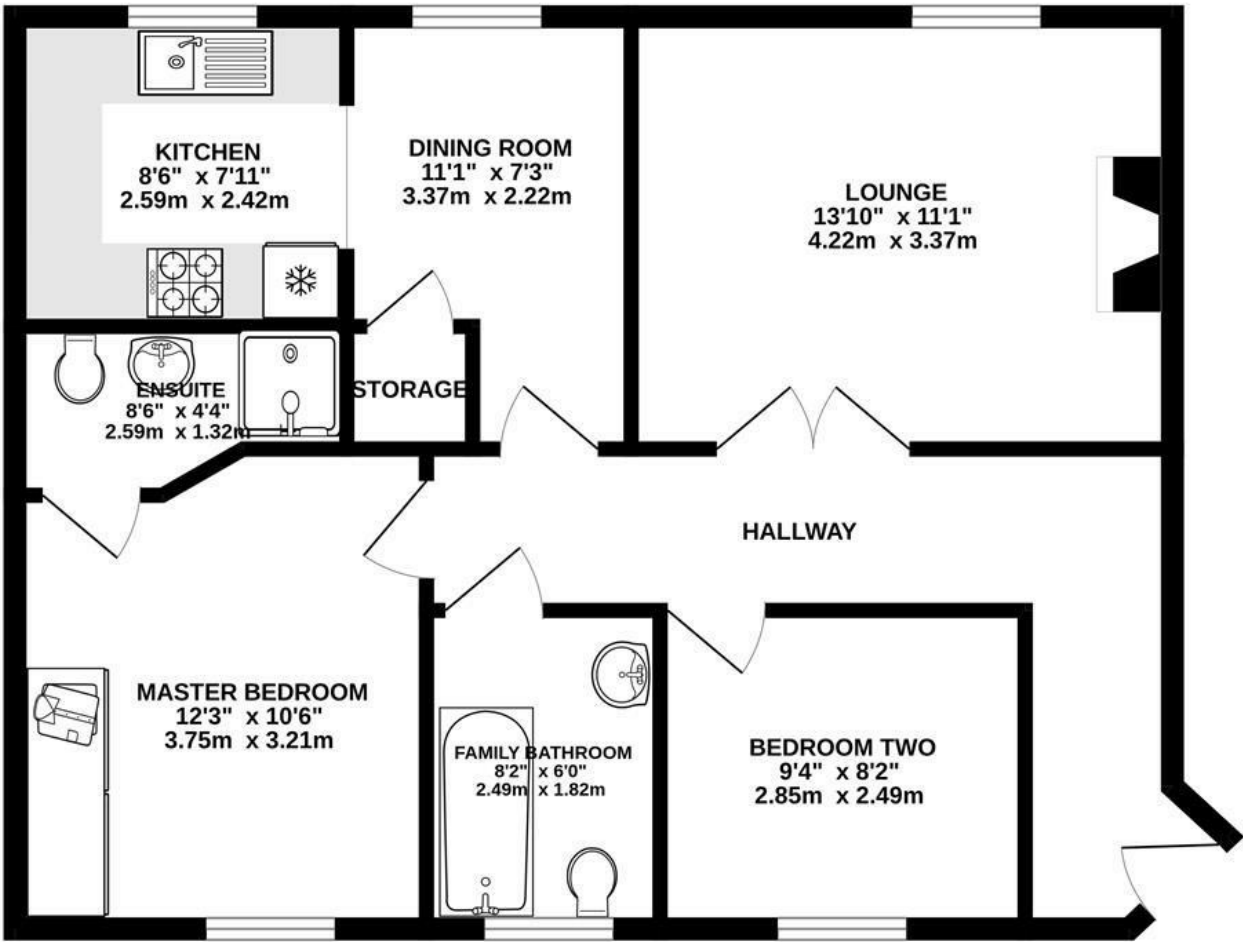






BEN ROSE

GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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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		
	75	77
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	

