



Pilgrim Drive, Chorley

Offers Over £139,995

Ben Rose Estate Agents are pleased to present to the market this well-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 on the quiet outskirts of Chorley and is surrounded by scenic woodland walks. Residents benefit from excellent local amenities and superb transport links via local bus routes, Euxton and Chorley train station as well as the nearby M6 and M61 motorways.

Upon entering the property, you will find yourself in the welcoming entrance hallway that provides access to the rest of the rooms. At the end of the hallway is a generously sized lounge/kitchen with more than enough room for entertaining guests or relaxing. The modern, sleek kitchen features ample worktop space as well as integrated appliances including a fridge freezer and dual ovens. The room is kept well lit by windows on all but one wall.

The apartment boasts two well-proportioned double bedrooms with the master bedroom including integrated storage as well as a private en-suite shower room. A spacious modern three-piece family bathroom completes the interior. Externally, the development is well maintained and offers allocated parking and a shared garden with external storage for bikes to the rear.

Overall this apartment combines modern living and low maintenance and would make an ideal choice for those looking to live in a scenic location.

Early viewing is highly recommended to avoid disappointment.





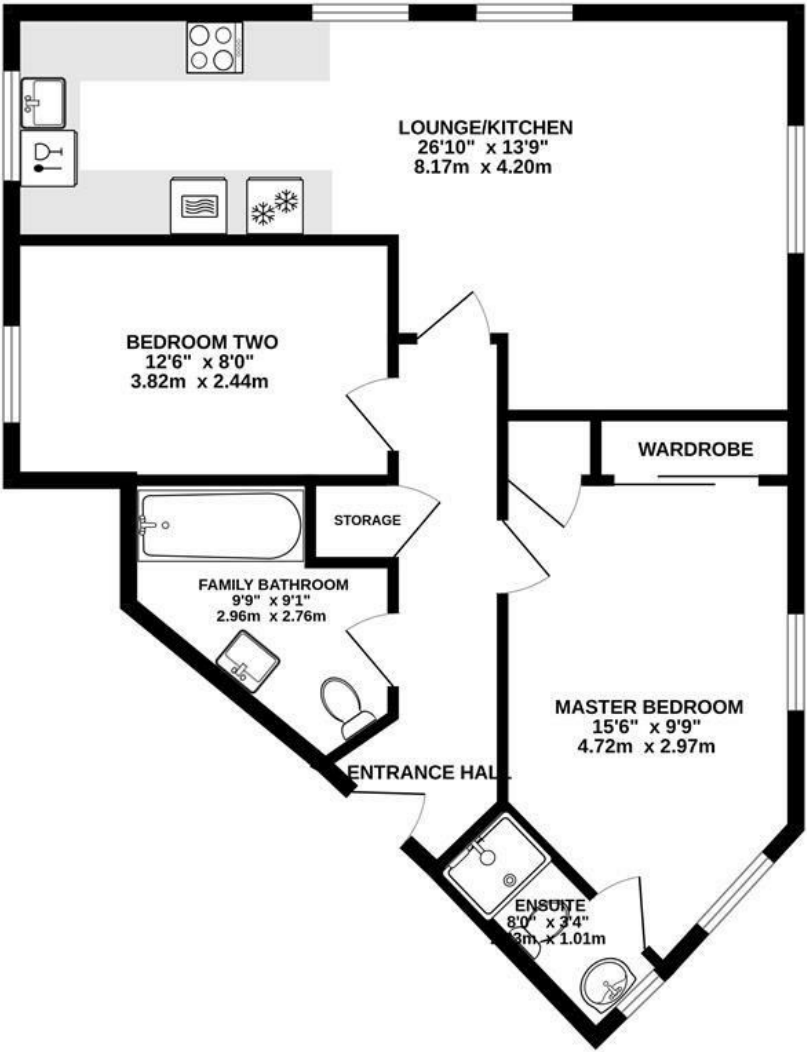








GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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		
	80	81
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 	

