



Denham Wood Close, Chorley

Offers Over £119,995

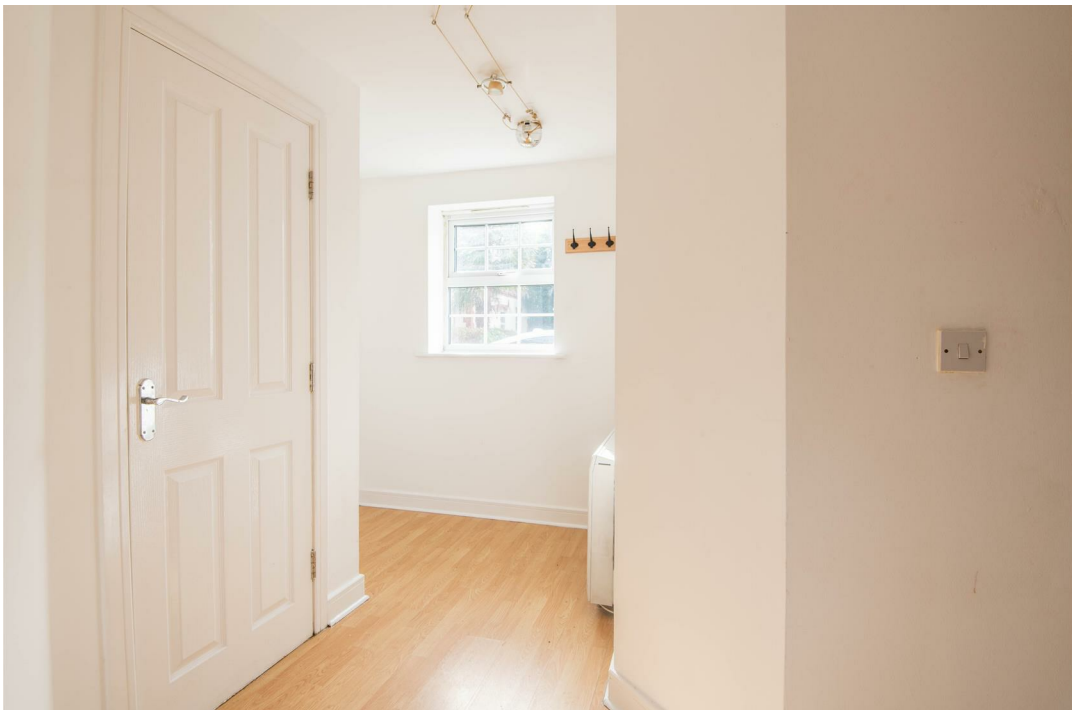
Ben Rose Estate Agents are pleased to present to market this well-presented, two-bedroom ground floor apartment located in a popular residential area of Chorley, Lancashire. This delightful home offers an ideal opportunity for first-time buyers, couples, or those looking to downsize, all while enjoying easy, low-maintenance living. Situated on a well-maintained development, the property enjoys a quiet yet convenient setting, just a short distance from Chorley town centre. Residents benefit from excellent local amenities including supermarkets, restaurants, cafés, and reputable schools. For those commuting, the property is superbly placed for access to Chorley train station, offering direct links to Preston, Manchester and beyond. The nearby M6, M61 and M65 motorways provide fantastic road connectivity, while scenic parks and countryside walks are also within easy reach.

Upon entering the apartment, you are welcomed into a central entrance hallway that thoughtfully separates the main living areas from the bedrooms, creating a comfortable flow throughout. To the back of the property is a bright and spacious open-plan kitchen/lounge, perfect for modern living. The kitchen is fitted with sleek cabinetry and benefits from a selection of integrated appliances, offering ample storage and workspace. The lounge area provides generous room for both dining and relaxation, enhanced by natural light from the rear-facing windows, making it an inviting space to unwind or entertain.

The apartment features two well-proportioned double bedrooms, both of which offer flexibility for use as guest rooms, home offices or nurseries, depending on your lifestyle needs. The contemporary three-piece family bathroom is neutrally finished and includes a bath with overhead shower, WC and wash basin – all in good condition and ready to move into.

Externally, the apartment is situated within a well-kept and quiet residential complex, benefitting from its own private allocated parking space, ideal for convenience and security. The grounds surrounding the property are landscaped and maintained to a high standard, contributing to the overall appeal of the development.

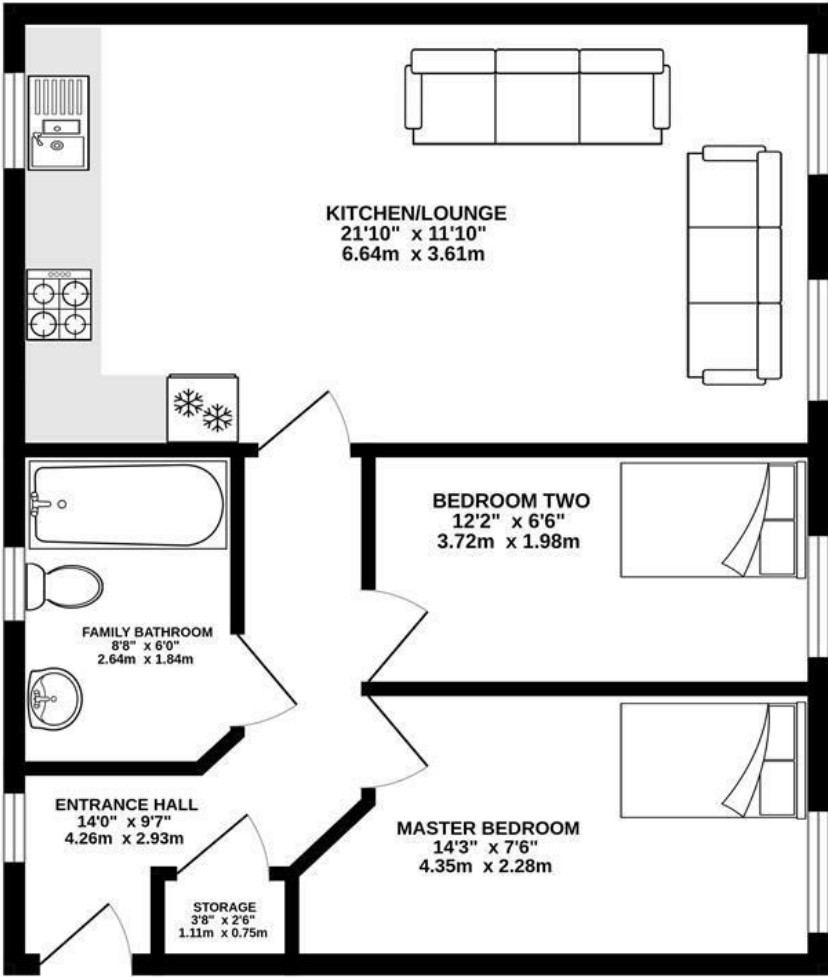
In summary, this charming apartment presents an excellent opportunity for buyers looking for a modern, low-maintenance home in a highly convenient location. With its spacious interior, private parking and excellent access to local amenities and transport links, this property is not to be missed. Early viewing is highly recommended.





BEN ROSE

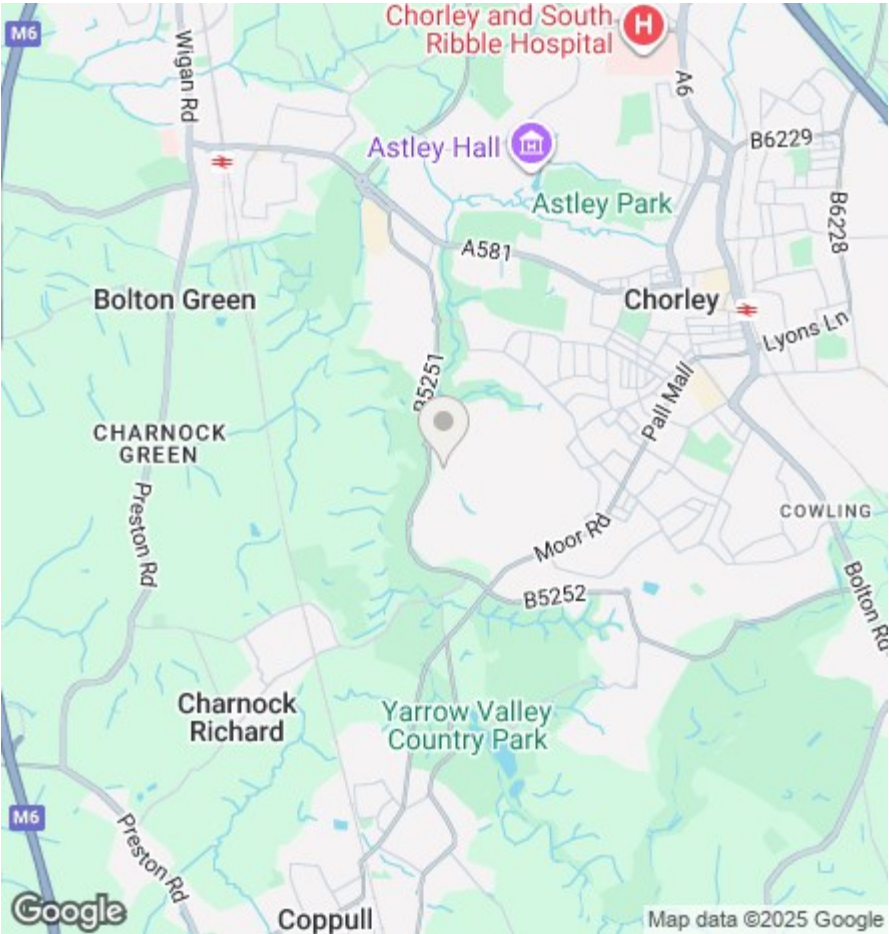
GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	