



Lily Avenue, Charnock Richard, Chorley

£119,000

New Year! New Home!

Welcome 2026 with the Keys to a brand-new beginning in Charnock Richard! These stunning New Build, Shared Ownership homes* are the perfect opportunity to step onto the property ladder with comfort, style, and affordability. (*Eligibility Criteria Applies, contact us for more information)

Reserve in the New Year and Exchange Contracts within 6 Weeks, and receive £250* towards your Legal Fees from the Housing Group!

Whether you're a First Time Buyer, downsizer or simply seeking a modern place to call your own, these homes offer beautiful layouts, peaceful surroundings, and a community you'll love.

Limited Offer – Secure your New Chapter Today! – Contact Our Chorley Branch on 01257 263903.

Ben Rose Estate Agents – In conjunction with Your Housing Group. *Full T&C's to be discussed with Your Housing Group, after referral.

****PROPERTY PRICE ADVERTISED IS FOR A 40% PURCHASE SHARE****

Ben Rose are delighted to present The Gosford, a beautifully designed three-bedroom semi-detached family home, located within the sought-after Charnock Grove development in the picturesque village of Charnock Richard, Chorley. This property is available on a shared ownership basis, offering an exceptional opportunity for first-time buyers or growing families to secure a spacious modern home in a highly desirable location.

Charnock Grove is a stunning new development offering a wonderful blend of rural charm and convenience. The village setting provides easy access to the market town of Chorley with its variety of shops, cafes, and leisure facilities, while excellent transport links via the M6 and M61 make commuting to Preston, Wigan, and Manchester simple. The area also boasts highly regarded schools, making this an ideal location for families.

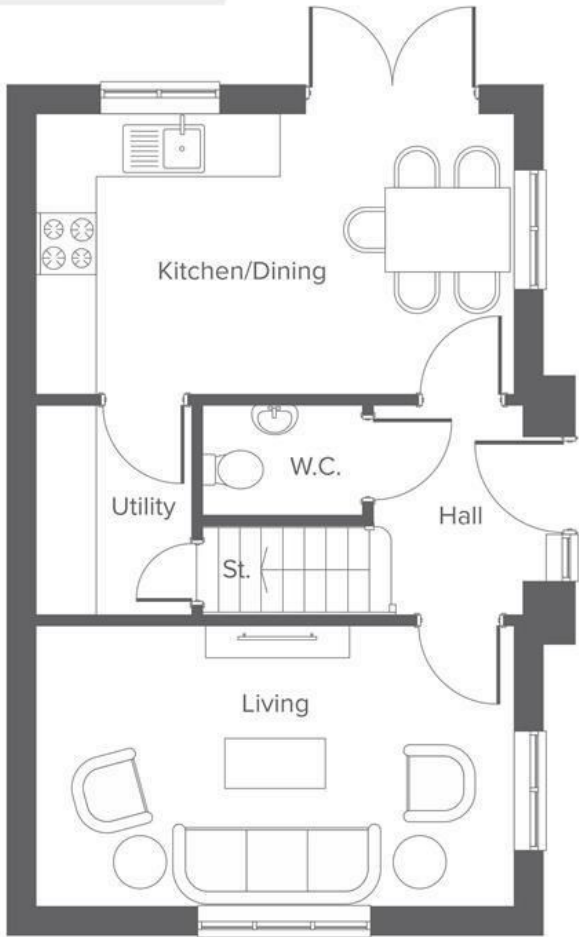
The ground floor features a stylish lounge offering a bright and welcoming living space, while the open-plan kitchen and dining area is fitted with Symphony cabinetry, high-quality integrated appliances, and finished with contemporary vinyl flooring. Patio doors lead to a fully turfed rear garden, ideal for entertaining family and friends during the warmer months. A convenient downstairs WC completes this floor.

On the first floor, you will find three spacious bedrooms, both served by a sleek family bathroom featuring a contemporary three-piece suite, an over-bath shower, designer taps, and elegant tiling.





The Gosford
3-Bedroom Home, Sleeps 4



Ground Floor	Metric	Imperial
Kitchen/Dining	4.95 x 2.92	16'2" x 9'6"
Living	4.95 x 2.92	16'2" x 9'6"
W.C.	1.65 x 1.14	5'4" x 3'8"
Utility	1.61 x 2.18	5'3" x 7'1"



First Floor	Metric	Imperial
Bedroom 1	4.95 x 2.70	16'2" x 8'10"
Bedroom 2	2.42 x 2.70	7'11" x 8'10"
Bedroom 3	2.48 x 2.70	8'1" x 8'10"
Bathroom	1.70 x 2.18	5'6" x 7'1"

*Second floor/loft rooms will have restricted floor and head space in some areas.
**End terraces will have additional windows in some circumstances. Please check the specific plot detail with an advisor.



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		
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	

