



## Charter Lane, Chorley

**Offers Over £156,000**

\*\*\*\* OPEN DAY @Charnock Grove -Appointment Not Required - Saturday 1st November 10.00am - 2.00pm @The Gosford Show Home on Site - RESERVE NOW!  
to move into your brand new home for Christmas! and get help towards your Legal Costs as an Incentive! \*\*\*\*\*

Event Address- Charnock Grove, Charter Lane, Charnock Richard, PR7 5LZ

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

Ben Rose are delighted to present The Arundel+, a beautifully designed four-bedroom semi-detached family home set over three floors, 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 level.

On the first floor, you'll find two generously sized double bedrooms and a further single bedroom, along with a modern family bathroom featuring a sleek three-piece suite, designer taps, and contemporary tiling. The second floor hosts an impressive master suite with its own dressing and study area, alongside a private en-suite bathroom with elegant fittings and a walk-in shower.

This home benefits from its own driveway parking and has been thoughtfully designed with modern living in mind. It includes double glazing throughout, an energy-efficient Panasonic air source heat pump, EV charging points, and landscaped front and rear gardens. Additional features include LED downlighting, telephone and broadband sockets, and contemporary finishes in both the kitchen and bathrooms.

The property is offered on a shared ownership basis, with an option to staircase to full ownership after one year following sale completion. A 40% share is priced at £156,000, with a remaining monthly rent of £536.25. A 50% and 75% purchase option is also available. Additional costs include a service charge of £26.25 per month, a site management fee of £14.19 per month, and buildings insurance estimated at £31.47 per month. Please note that leaseholders contribute to the upkeep of communal facilities, including shared private drives, footpaths, street lighting, and boundary treatments.





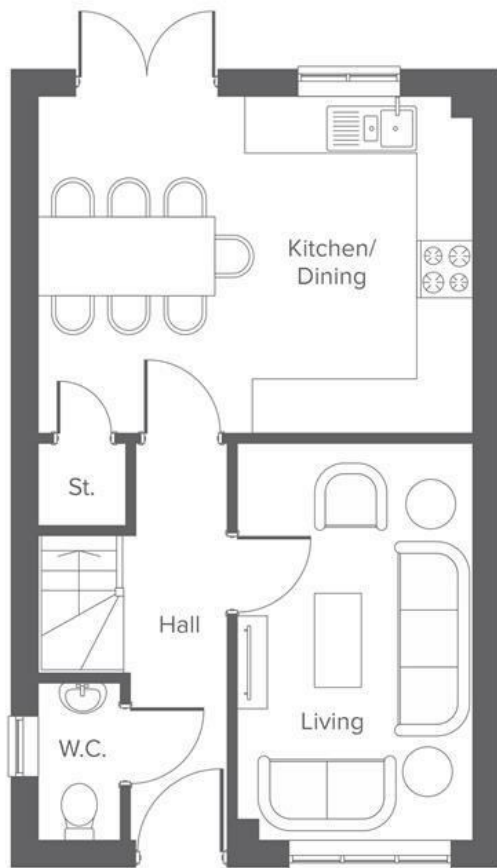




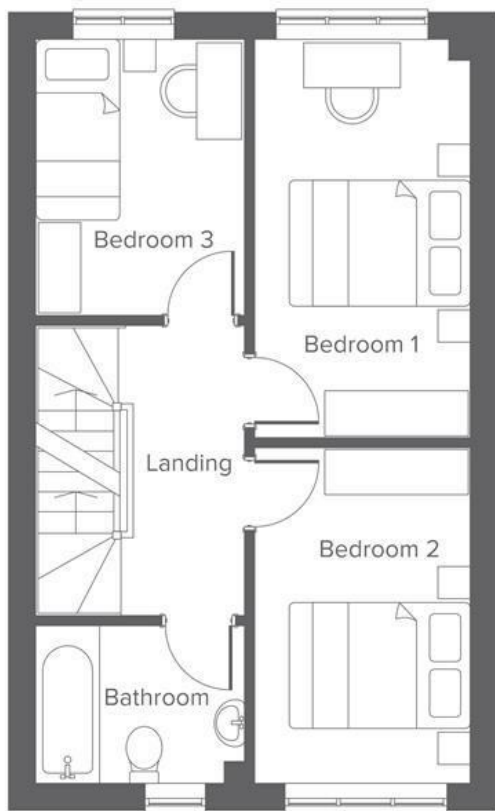


# BEN ROSE

## The Arundel + 4-Bedroom Home, Sleeps 7



Ground Floor	Metric	Imperial
Kitchen/Dining	4.82 x 3.73	15'9" x 12'2"
Living	2.61 x 4.40	8'6" x 14'5"
W.C.	0.91 x 1.74	2'11" x 5'8"



First Floor	Metric	Imperial
Bedroom 1	2.39 x 4.42	7'10" x 14'6"
Bedroom 2	2.39 x 3.71	7'10" x 12'2"
Bedroom 3	2.32 x 3.05	7'7" x 10'0"
Bathroom	2.32 x 1.74	7'7" x 5'8"



Second Floor	Metric	Imperial
Bedroom 4	4.82 x 3.89	15'9" x 12'9"
Study / Dressing	3.49 x 2.53	11'5" x 8'3"
En-suite	1.21 x 2.51	3'11" x 8'2"

\*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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

