



**St. Thomas's Road, Chorley**

**Offers Over £69,995**

\*\*Attention Investors. This property is being sold with tenant in situ. Please contact the office on 01257 263903 for more information \*\*

Ben Rose Estate Agents are pleased to present to market this beautifully maintained one-bedroom apartment, ideally situated within walking distance of Chorley town centre. This superb home would be perfect for first-time buyers, couples, or investors looking for a modern and convenient property close to local amenities. The apartment enjoys a fantastic position with easy access to Chorley train station, offering direct routes to Preston and Manchester, and is just a short drive from the M6 and M61 motorways, making it ideal for commuters. Residents can also enjoy nearby supermarkets, restaurants, leisure facilities, pubs, and highly regarded schools, as well as the picturesque Astley Park, perfect for weekend walks and recreation.

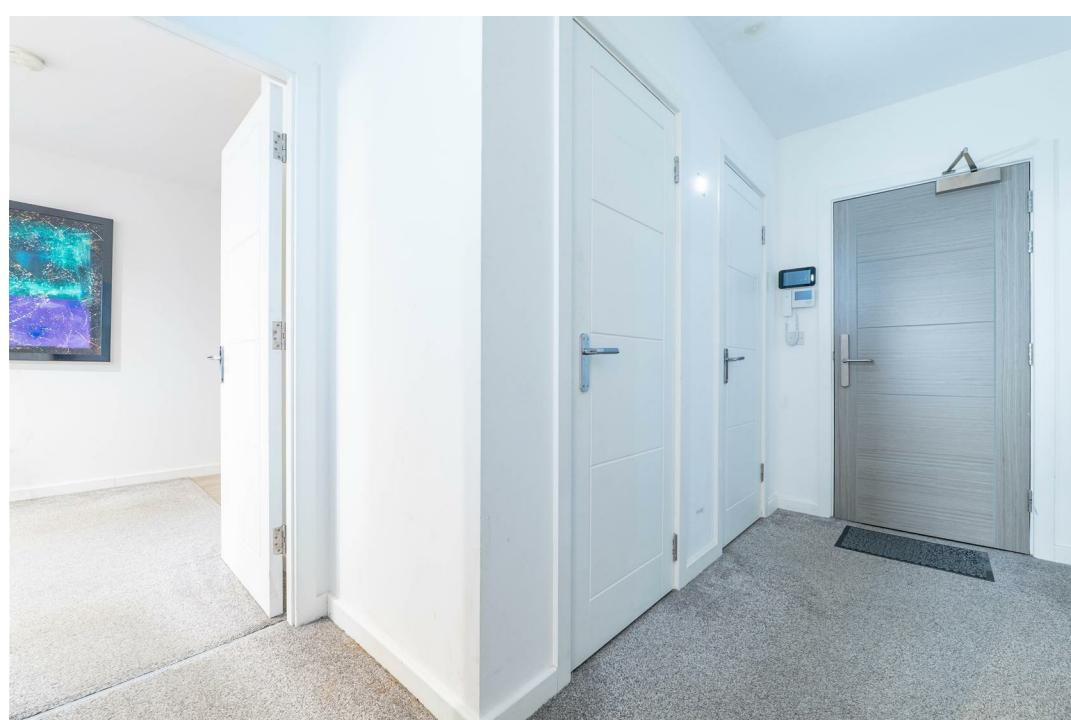
Upon entering, you are greeted by a bright and welcoming entrance hall that provides access to all principal rooms. The hallway also benefits from two useful storage cupboards, one of which is plumbed for a washing machine, offering added practicality. The heart of the home lies in the open-plan lounge, kitchen, and dining area, a well-proportioned and versatile space designed for both relaxation and entertaining. The modern kitchen is fitted with contemporary units and ample worktop space, while large windows fill the room with natural light, creating an airy and inviting atmosphere.

The spacious double bedroom offers a comfortable retreat, with room for additional furnishings and a neutral décor that enhances the sense of space. The accommodation is completed by a stylish three-piece shower room, featuring a walk-in shower, wash basin, and WC, all finished with modern fixtures and fittings.

Externally, the building is securely accessed via a door intercom system and benefits from a well-maintained communal lobby and lift access to all floors. Residents have access to neatly presented shared gardens and allocated parking.

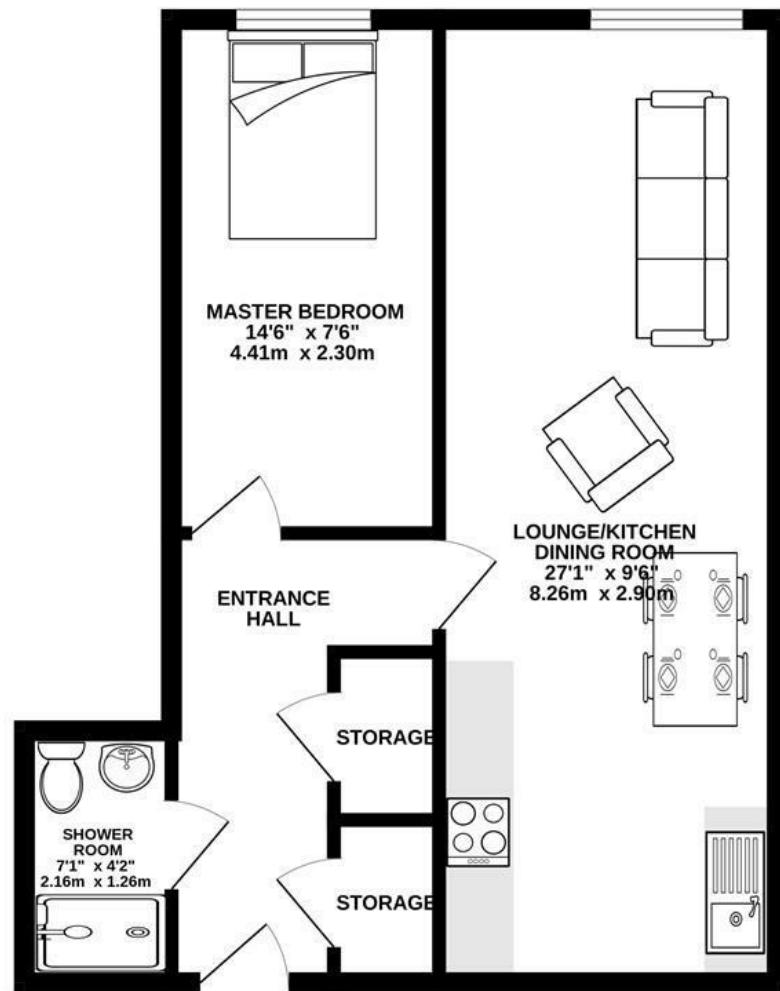
In summary, this apartment offers modern, low-maintenance living in a prime Chorley location, combining style, comfort, and convenience — an excellent opportunity for those looking to step onto the property ladder or invest in a sought-after area.





# BEN ROSE

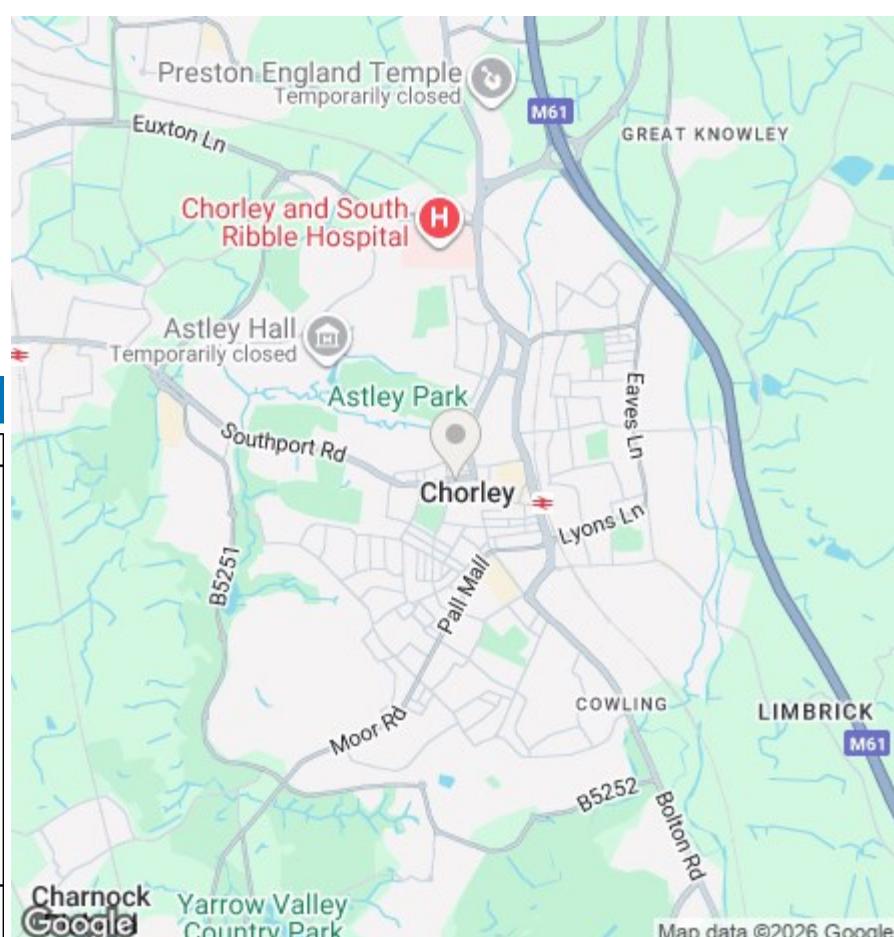
SECOND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 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	77	77
(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	