



## Marlow Court, Adlington, Chorley

**Offers Over £79,995**

Ben Rose Estate Agents are pleased to present to the market this delightful one-bedroom purpose-built apartment located in the highly sought-after residential area of Adlington. This apartment would be an ideal home for a first-time buyer, offering convenient commuting to all major northwest towns and cities via the M6 and M61 motorways, as well as Adlington railway station. It is also close to excellent village amenities and within a short distance of Horwich, Westhoughton, and Chorley town centre.

Internally, the property briefly comprises its own entrance with storage on the ground floor. The first floor features a spacious lounge, kitchen, three-piece bathroom, and a generously sized master bedroom with additional storage. The property also benefits from having understairs storage.

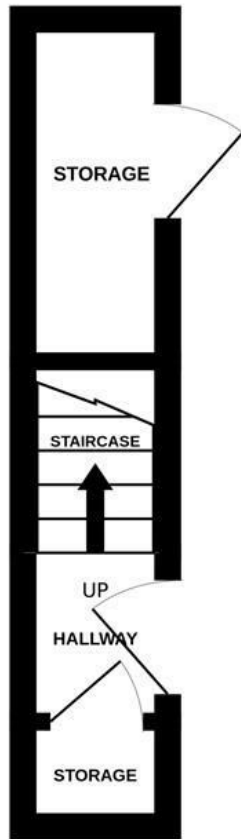
Externally, to the rear of the property, there is an allocated parking space along with a generous amount of additional visitor spaces.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

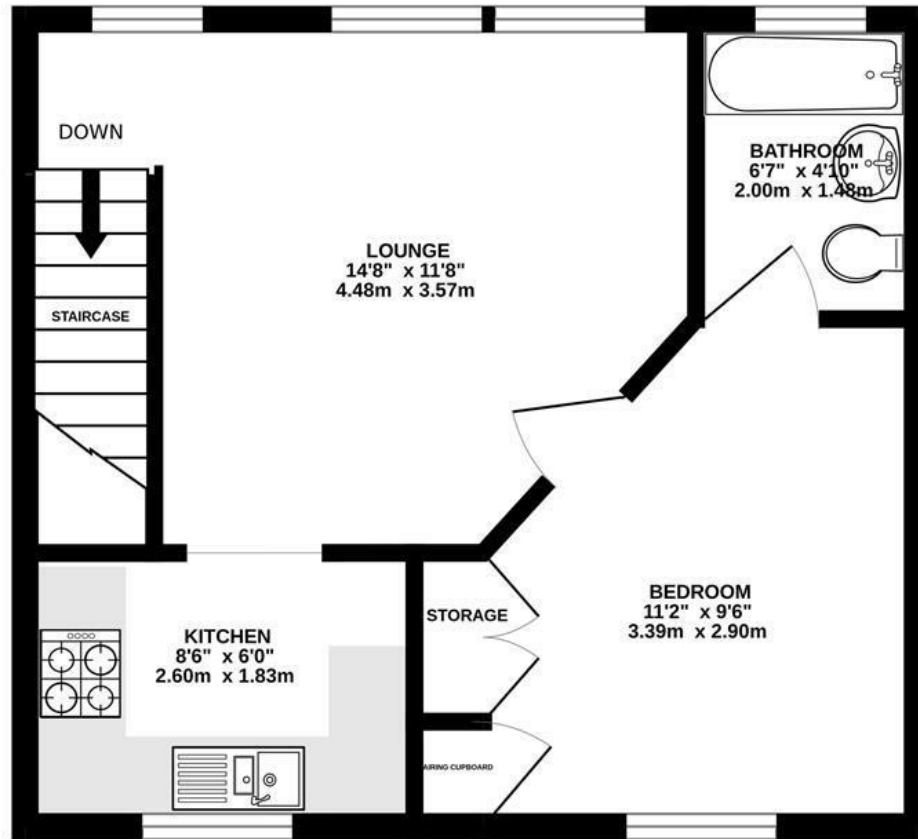




GROUND FLOOR  
56 sq.ft. (5.2 sq.m.) approx.



FIRST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

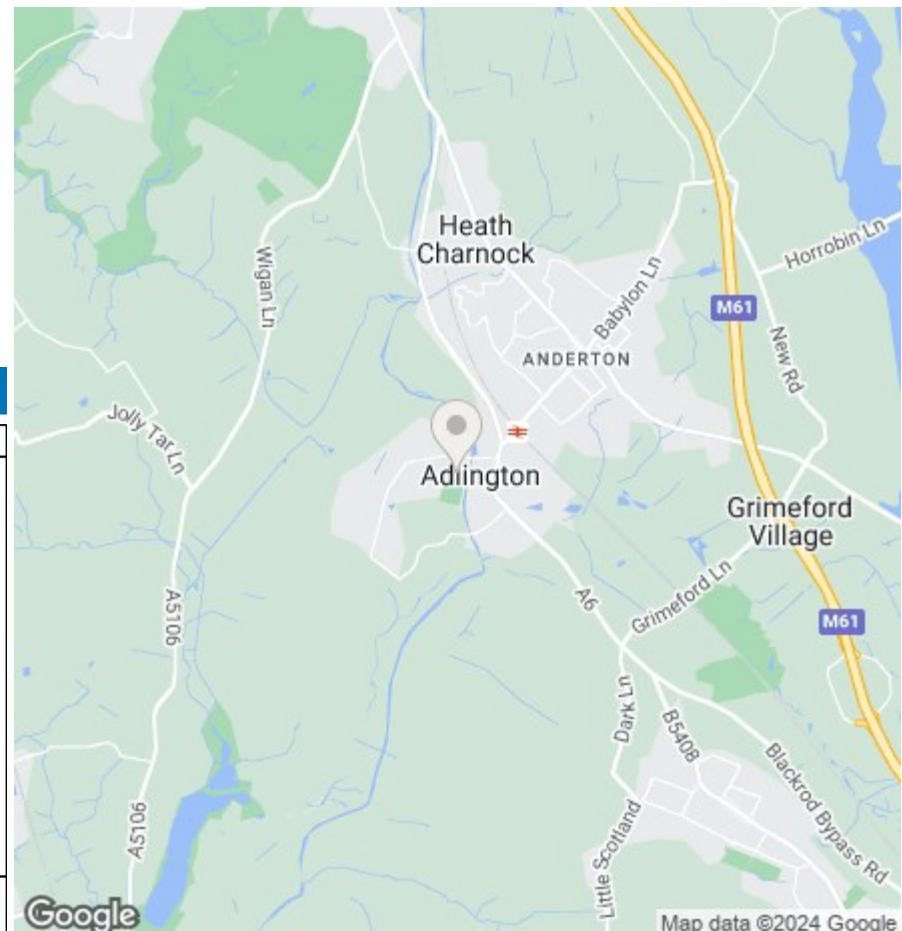


TOTAL FLOOR AREA : 402 sq.ft. (37.4 sq.m.) approx.

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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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	<b>74</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	