



**Lily Avenue, Charnock Richard, Chorley**

**Offers Over £102,000**

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

**\*\* Last remaining plot available! Enquire today!\*\***

The Knowl at Charnock Grove is an elegantly designed two-bedroom home.

Step through the hall of this attractive new home into a separate, spacious living area. Continue through to a modern, open plan kitchen/diner finished with vinyl flooring and complete with high-quality integrated appliances.

Located at the rear of the kitchen/diner is a turfed garden, which is ideal for entertaining friends and relaxing outdoors. There's also a handy downstairs W.C.

The first floor of The Knowl features two generous double bedrooms and a stylish three-piece family bathroom complete with an over-bath shower finished with designer taps and tiling.

Each property benefits from driveway parking.

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 £102,000, with a remaining monthly rent of £350.63. A 50% share and 75% share option are also available. Additional costs include a service charge of £26.25 per month, a management fee of £14.19 per month, and buildings insurance estimated at £22.64 per month. Leaseholders also contribute to the maintenance of communal areas, including private drives, footpaths, street lighting, and boundary treatments.

For more information or to arrange a viewing, please contact Ben Rose Estate Agents today.







**Ground floor**

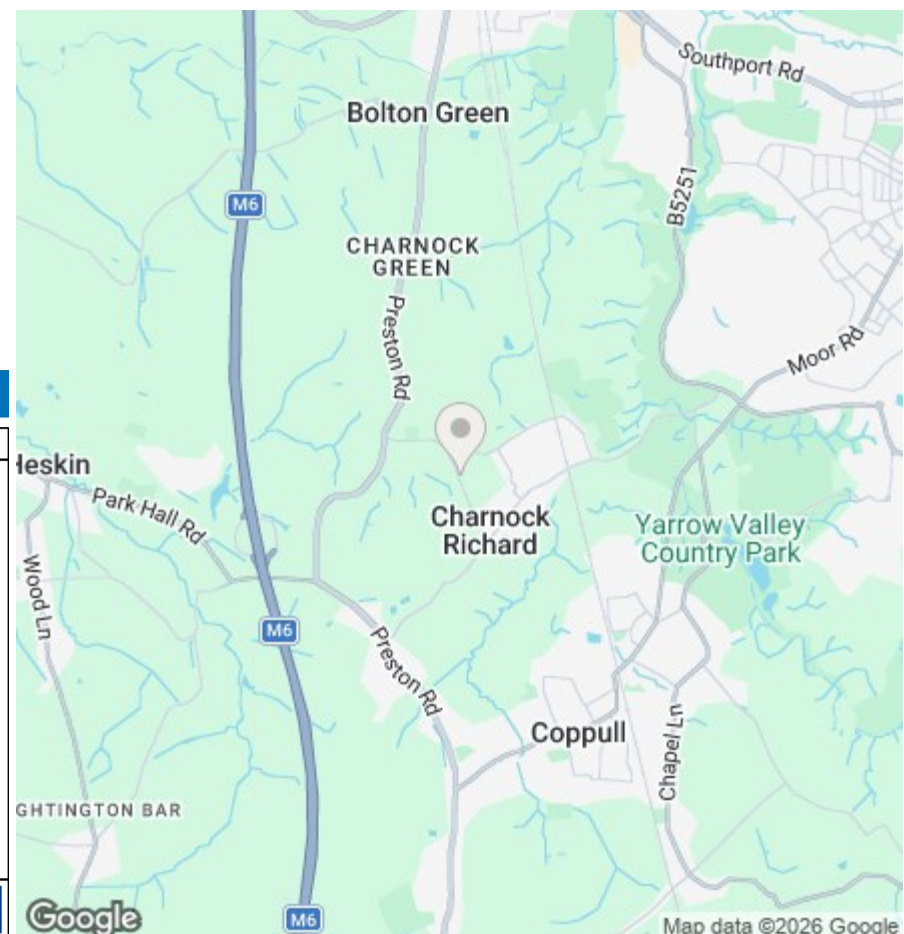


**First floor**

Ground Floor	Metric	Imperial
Kitchen/Dining	4.09 x 3.57	13'5" x 11'8"
Living	3.00 x 4.56	9'10" x 14'11"
W.C.	0.98 x 1.44	3'2" x 4'8"

First Floor	Metric	Imperial
Bedroom 1	4.09 x 3.06	13'5" x 10'0"
Bedroom 2	4.09 x 2.97	13'5" x 9'8"
Bathroom	2.04 x 1.99	6'8" x 6'6"

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			
<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)	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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	