



Charter Lane, Chorley

£125,000

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

Ben Rose are delighted to present The Petworth, a beautifully designed three-bedroom family home located in the highly desirable Charnock Grove development in the charming village of Charnock Richard, Chorley. This property is offered on a shared ownership basis, providing an excellent opportunity for first-time buyers or growing families to secure a stylish and energy-efficient home in an idyllic location.

Charnock Grove offers a perfect combination of rural charm and modern convenience. The development is ideally located close to the market town of Chorley, providing a great selection of shops, cafes, and leisure facilities, while excellent transport links via the M6 and M61 make commuting to Preston, Wigan, and Manchester easy. The area is also well served by a number of highly regarded schools, making it ideal for family living.

The ground floor features a welcoming lounge offering a comfortable and versatile living space. To the rear, the modern open-plan kitchen and dining area is fitted with Symphony cabinetry, high-quality integrated appliances, and finished with contemporary vinyl flooring. Patio doors open out to a fully turfed garden, creating the perfect setting for outdoor dining and entertaining during the warmer months. For added convenience, a downstairs WC completes this floor.

On the first floor, you will find a spacious master bedroom with its own en-suite bathroom, alongside a further double bedroom and a single bedroom. The elegant family bathroom is finished to a high standard, featuring a three-piece suite, an over-bath shower, designer taps, and elegant tiling.

This home also benefits from driveway parking and has been built to a modern specification throughout, including double glazing, an energy-efficient Panasonic air source heat pump, EV charging points, and landscaped front and rear gardens. Additional features include LED downlighting and internet connectivity points in the living areas.

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 £125,000, with a remaining monthly rent of £429.69. A 50% share and 75% share option are 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. Leaseholders also contribute to the upkeep of communal areas, including shared private drives, footpaths, street lighting, and boundary treatments.

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



Artist

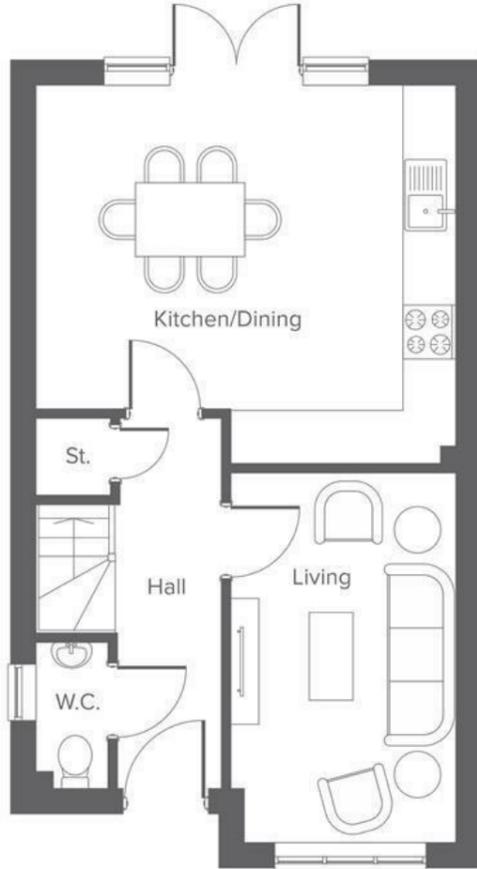


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The Petworth

3-Bedroom Home, Sleeps 5



Ground Floor	Metric	Imperial
Kitchen/Dining	4.98 x 4.49	16'4" x 14'8"
Living	2.68 x 4.40	8'9" x 14'5"
W.C.	0.93 x 1.73	3'0" x 5'8"

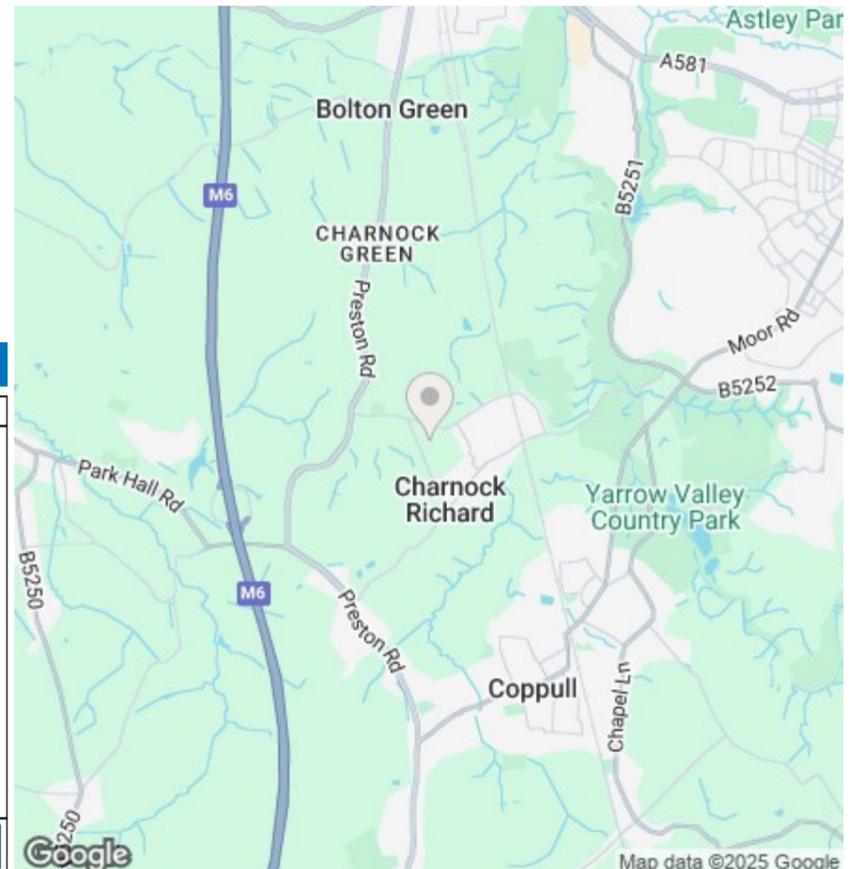


First Floor	Metric	Imperial
Bedroom 1	2.61 x 4.22	8'6" x 14'6"
Bedroom 2	2.61 x 3.46	8'6" x 11'4"
Bedroom 3	2.26 x 3.18	7'4" x 10'5"
Bathroom	2.26 x 1.70	7'4" x 5'6"
En-suite	2.61 x 1.00	8'6" x 3'3"

*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.

Room for Air source heat pump/water tank

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 (CO₂) 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	