



Rookery Close, Chorley

Offers Over £89,995

****OVER 55'S ONLY -**

****THIS PROPERTY IS SHARED OWNERSHIP IN A 70%/30% SPLIT****

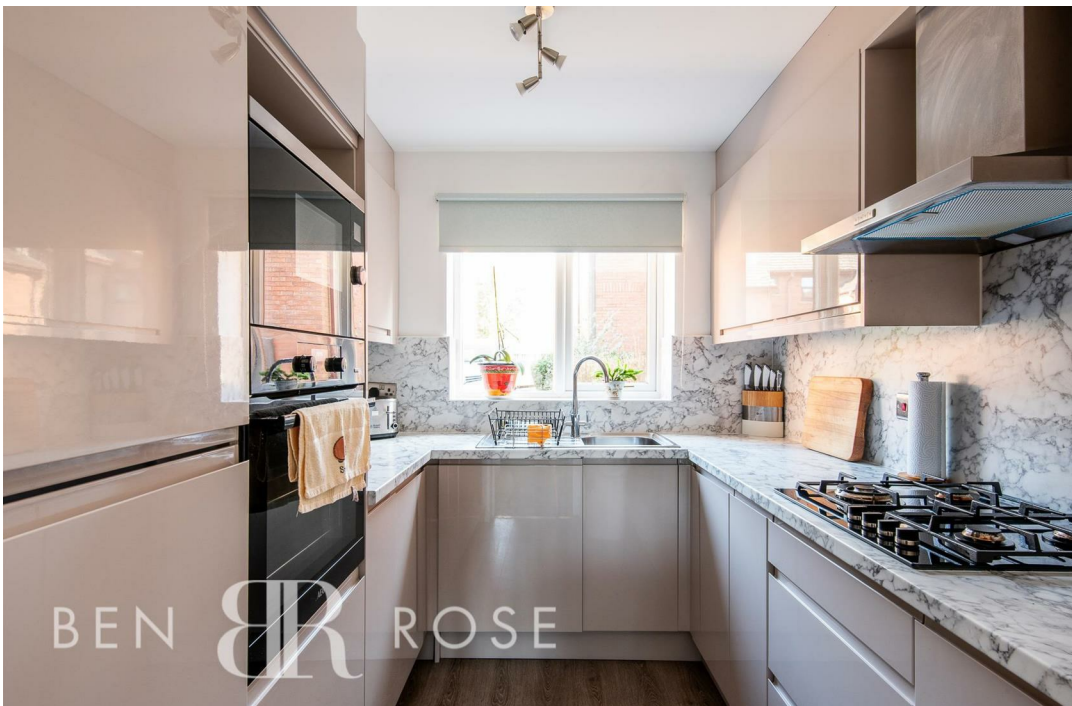
Ben Rose Estate Agents are pleased to present to market this charming ground-floor, two bedroom flat situated on an exclusive residence in Chorley. The property is only available to those over fifty five years of age and is within a short drive to superb local supermarkets, pubs and restaurants, with Chorley town centre only 5mins away. There is also fantastic travel links via the nearby train station, bus services and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you are welcomed into the entrance hallway, from which most rooms can be accessed. Across the hallway, you'll find the spacious lounge, featuring a fireplace and sliding patio doors that open to the rear.

From the lounge, you enter the modern kitchen, a beautifully designed space with sleek wall and base units, along with fully integrated appliances, including a fridge, freezer, oven, hob, and washing machine.

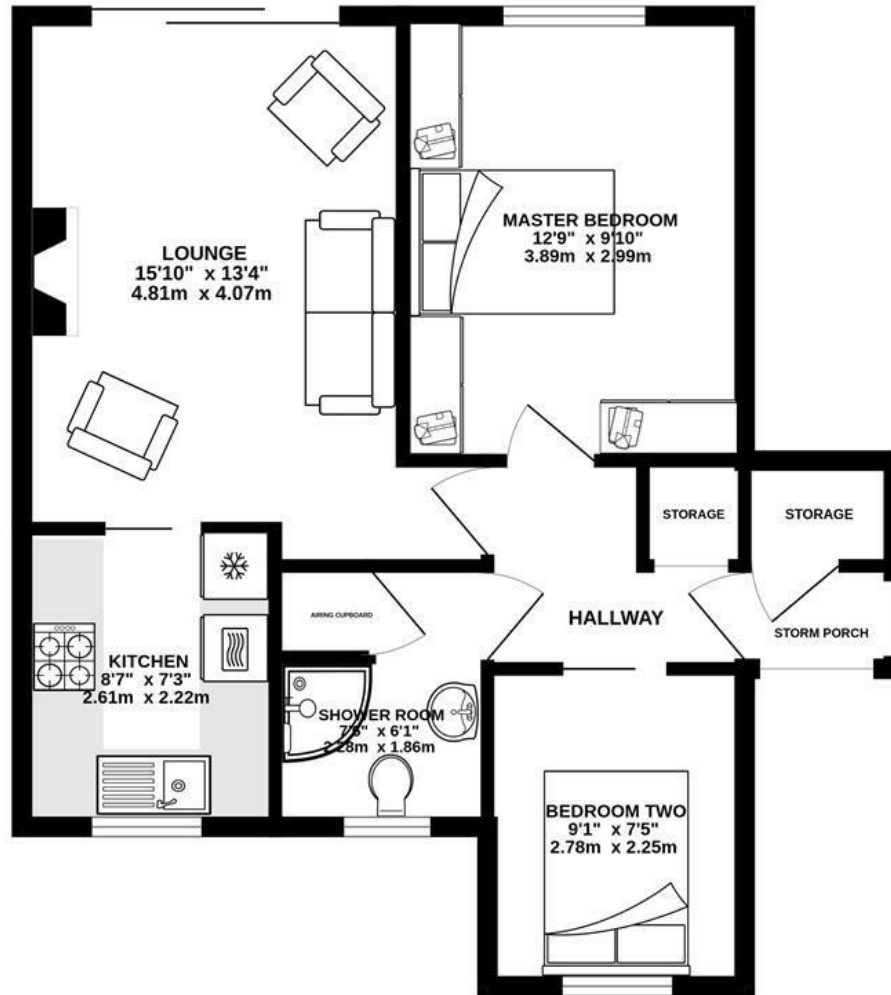
Returning through the hallway, you'll discover two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. The modern three-piece shower room completes the internal layout.

Externally, the property boasts a flagged patio surrounded by a well-maintained lawn, providing a lovely space to relax. There is an allocated parking space for one vehicle, with additional visitor parking available. A convenient outdoor storage room is also located to the side of the front door.





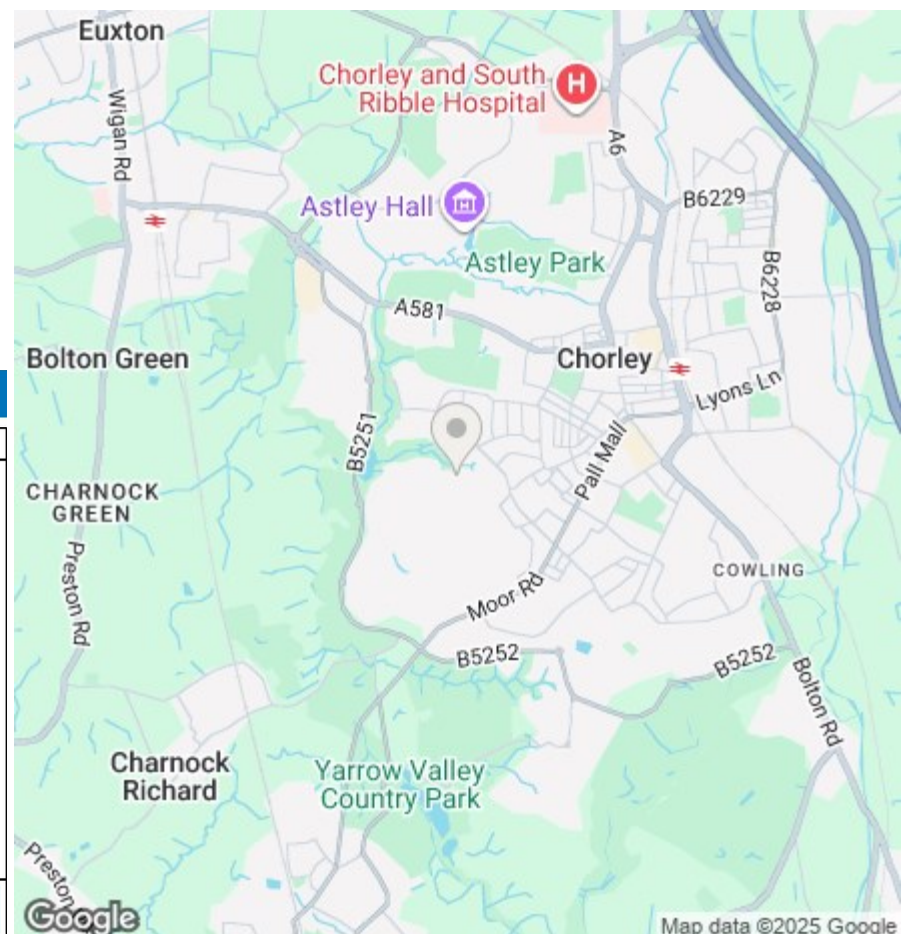
GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (49.9 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	72	76
(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	