



Keepers Wood Way, Chorley

Offers Over £89,995

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom first-floor apartment located on the sought-after Gillibrands Estate in Chorley, Lancashire. This well-presented home is ideally situated in a quiet and friendly neighbourhood and convenient access to all local amenities. Within proximity, you'll find a variety of shops, supermarkets, restaurants and highly regarded schools. Commuters will appreciate the nearby bus routes, Chorley train station, and easy links to the M61 and M6 motorways, allowing for a straightforward commute to nearby towns and cities such as Preston, Wigan, and Manchester.

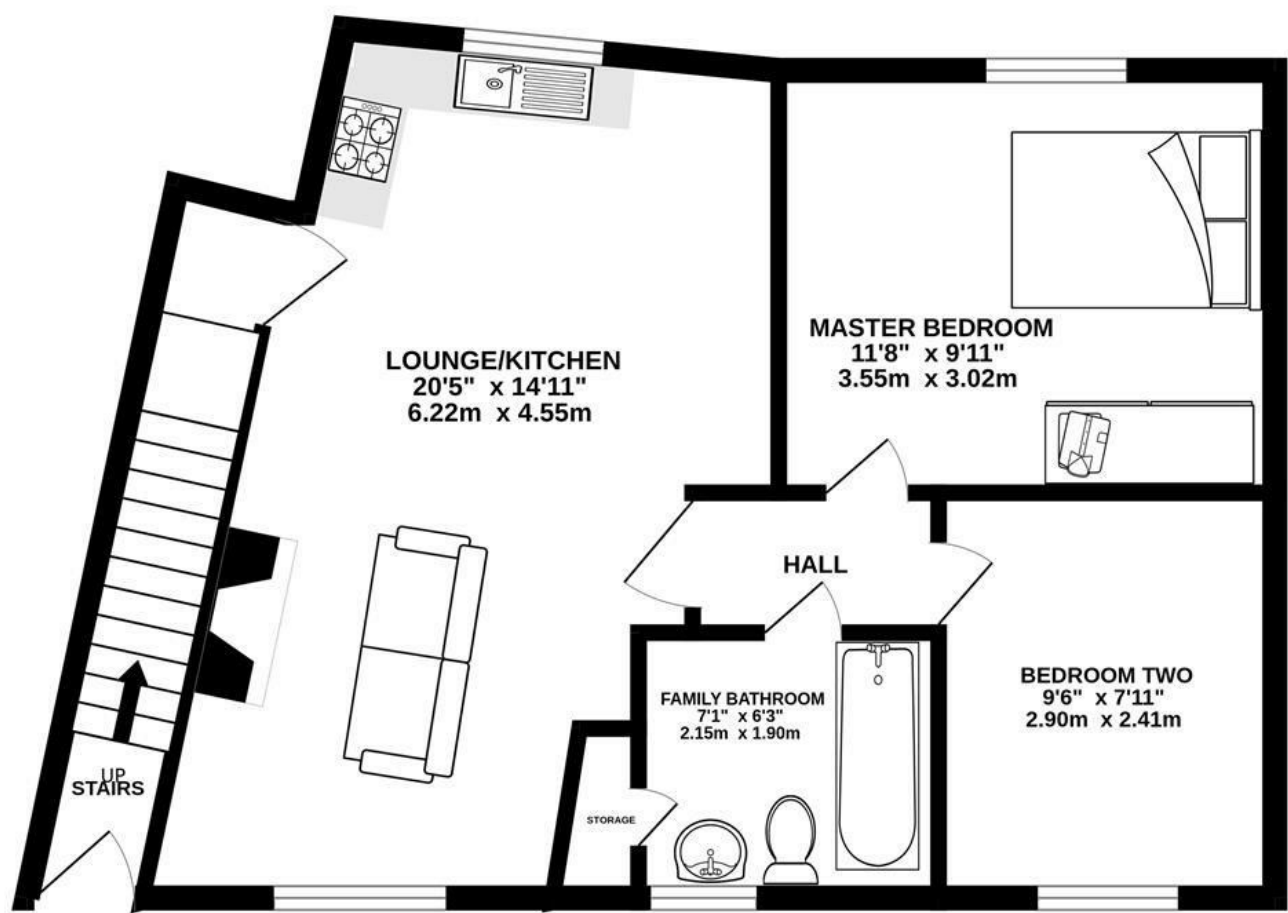
Upon entering the property at ground level, you are welcomed by an entrance hall with a staircase leading up to the first-floor accommodation. On this level, you'll discover a bright and airy lounge/kitchen space that offers a cosy spot to relax and entertain. The kitchen features an integrated hob/oven and ample storage. The lounge area is well proportioned for multipurpose living. The master bedroom features a fitted wardrobe for ample storage, while bedroom two is perfect as a guest room or home office. Completing this floor is the well-maintained family bathroom with additional built-in storage, ensuring all your essentials are kept neatly out of sight.

Externally, the front of the property is accessed via a gated entrance and boasts a pleasant, shared lawn area, providing a green and welcoming first impression. To the rear, you'll find a designated parking space for one vehicle — a highly desirable feature in this popular location. With its practical layout, convenient amenities and well-connected setting, this apartment is perfect for couples, small families or investors looking to expand their portfolio. Early viewing is highly recommended to appreciate all this property has to offer.






FIRST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



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		
	75	76
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) 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 