



**St. Georges Street, Chorley**

**Offers Over £179,995**

Ben Rose Estate Agents are delighted to present to the market this stunning two-bedroom apartment, perfectly situated on the second floor of a beautifully designed development in the very heart of Chorley town centre. Forming part of an exclusive collection of just six modern apartments on the ever-popular St George's Street, the property offers both luxury and convenience, being only a short stroll from an array of restaurants, lively bars, and the brand new cinema complex. The location also benefits from excellent travel connections, with Chorley train station just a five-minute walk away, providing direct services to Manchester and other surrounding areas. Early viewing is strongly recommended to avoid missing out on this exceptional opportunity.

The apartment itself has been fully refurbished to an immaculate standard throughout, blending modern design with stylish finishes. At the heart of the home is a bespoke fitted kitchen, complete with a range of contemporary wall and base units, high-quality integrated appliances, and a complementary work surface. A striking island with breakfast seating for three creates the perfect focal point for casual dining or entertaining, while the space naturally flows into a spacious lounge area that can easily accommodate a large sofa set and dining table if desired, making it ideal for both everyday living and hosting social gatherings.

The bathroom is equally impressive, designed as a luxurious retreat and fitted with a stunning four-piece suite that includes a rainfall shower, a freestanding bath, and tasteful LED strip lighting, creating both elegance and relaxation.

Both bedrooms are generously sized doubles, providing comfort and versatility whether used as sleeping quarters, a guest room, or even a home office if required.

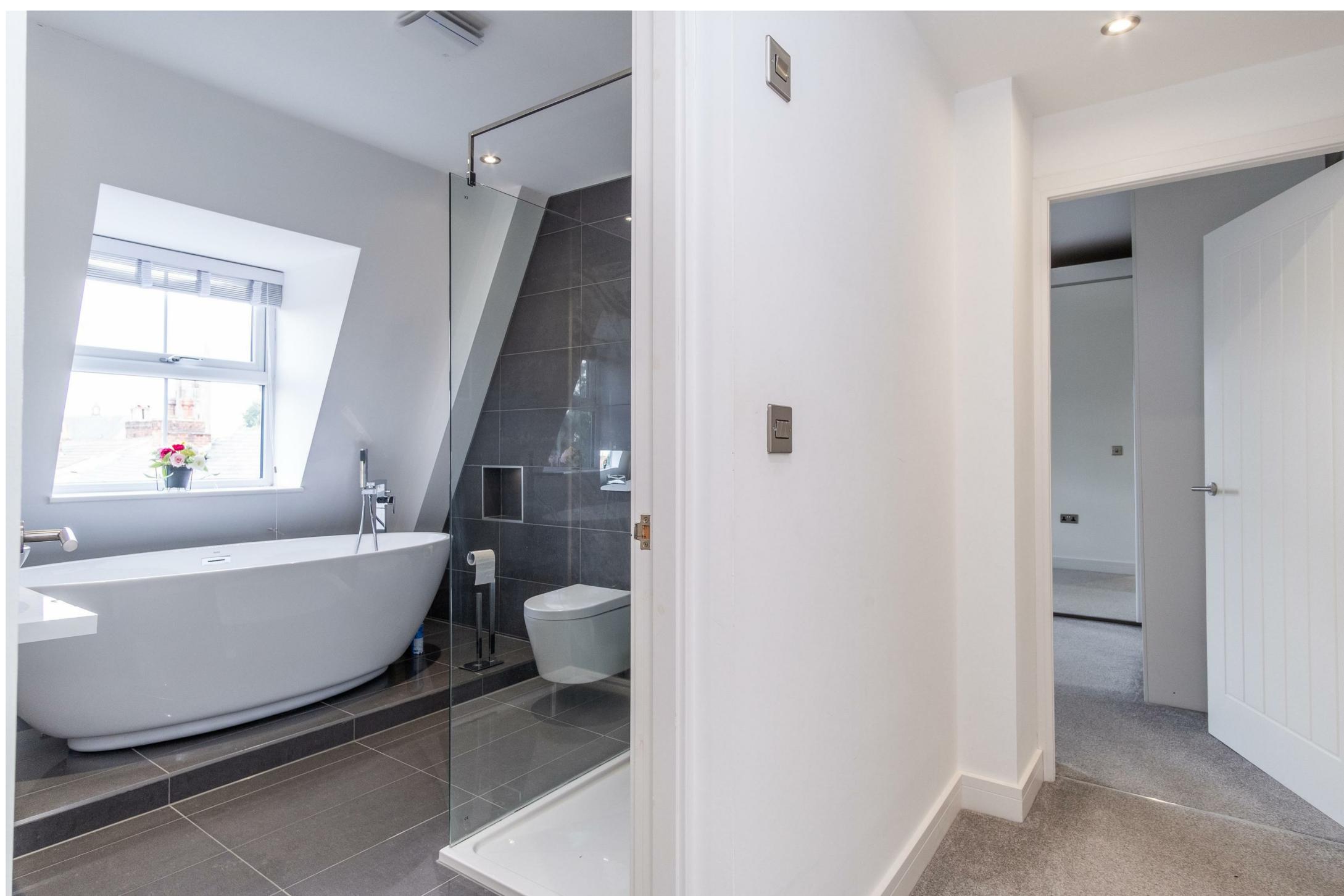
Externally, the property enjoys the benefit of a private residents' parking area to the rear of the complex, with one allocated parking space included with the apartment. This stylish and superbly located home offers an unmissable opportunity for those seeking contemporary living in a thriving town centre location.







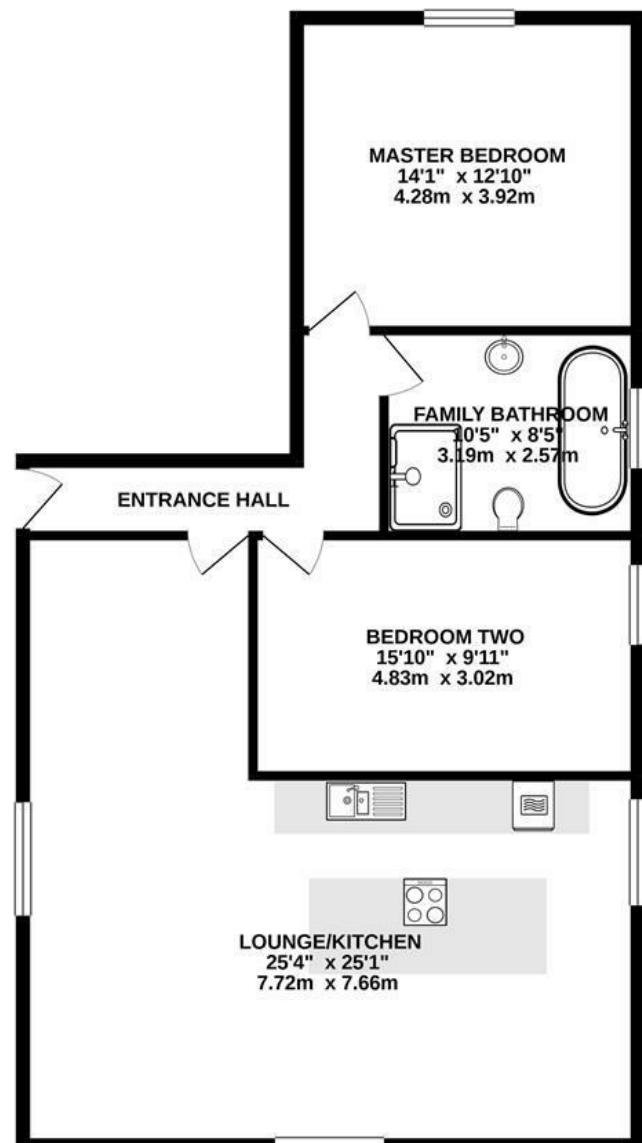






# BEN ROSE

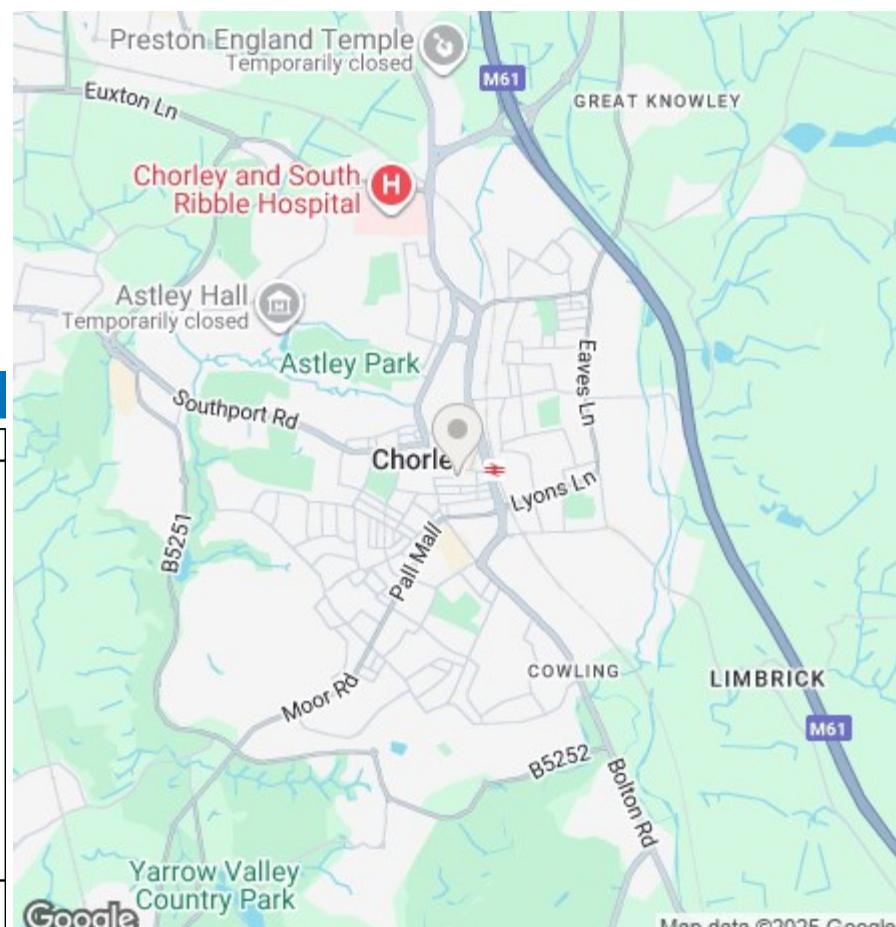
GROUND FLOOR  
970 sq. ft. (90.2 sq. m.) approx.



TOTAL FLOOR AREA : 970 sq. ft. (90.2 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 is given 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	
(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 (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		
England & Wales	EU Directive 2002/91/EC	