BEN ROSE



Alma Wood Close, Chorley

Offers Over £109,995

Ben Rose Estate Agents are pleased to present to the market this spacious two-bedroom ground floor apartment, located on the much sought-after Gillibrands Estate, Chorley. This would be an ideal choice for a first-time buyer looking to take their first step onto the property ladder or an investor seeking a ready-to-let property. The apartment benefits from a recently refurbished kitchen and bathroom, along with new carpets and flooring throughout, creating a modern and move-in-ready home. The property is ideally situated close to a range of local amenities, schools, shops, and leisure facilities, with well-maintained playing fields on the doorstep providing excellent outdoor space. The area also offers convenient transport links, with easy access to the M6 and M61 motorways, as well as regular public transport services connecting to surrounding towns and cities.

The apartment is accessed via a well-maintained communal entrance on the ground floor. Stepping into the property, you will find yourself in the main hallway, which provides access to all rooms. To the left is the spacious lounge/kitchen/diner, which spans the full length of the apartment and benefits from four windows, allowing plenty of natural light to fill the space. There is ample room for both a comfortable sitting area and separate dining space, while the modern fitted kitchen offers ample storage, an integrated oven and hob, and additional space for freestanding appliances. Back through the hallway, you will find two well-proportioned double bedrooms and a contemporary three-piece family bathroom with an over-the-bath shower.

Externally, there is parking available to the front and rear of the complex, with the property benefiting from an allocated parking bay for one vehicle.

Early viewing is highly recommended to fully appreciate the accommodation and excellent location this apartment has to offer, and to avoid potential disappointment.











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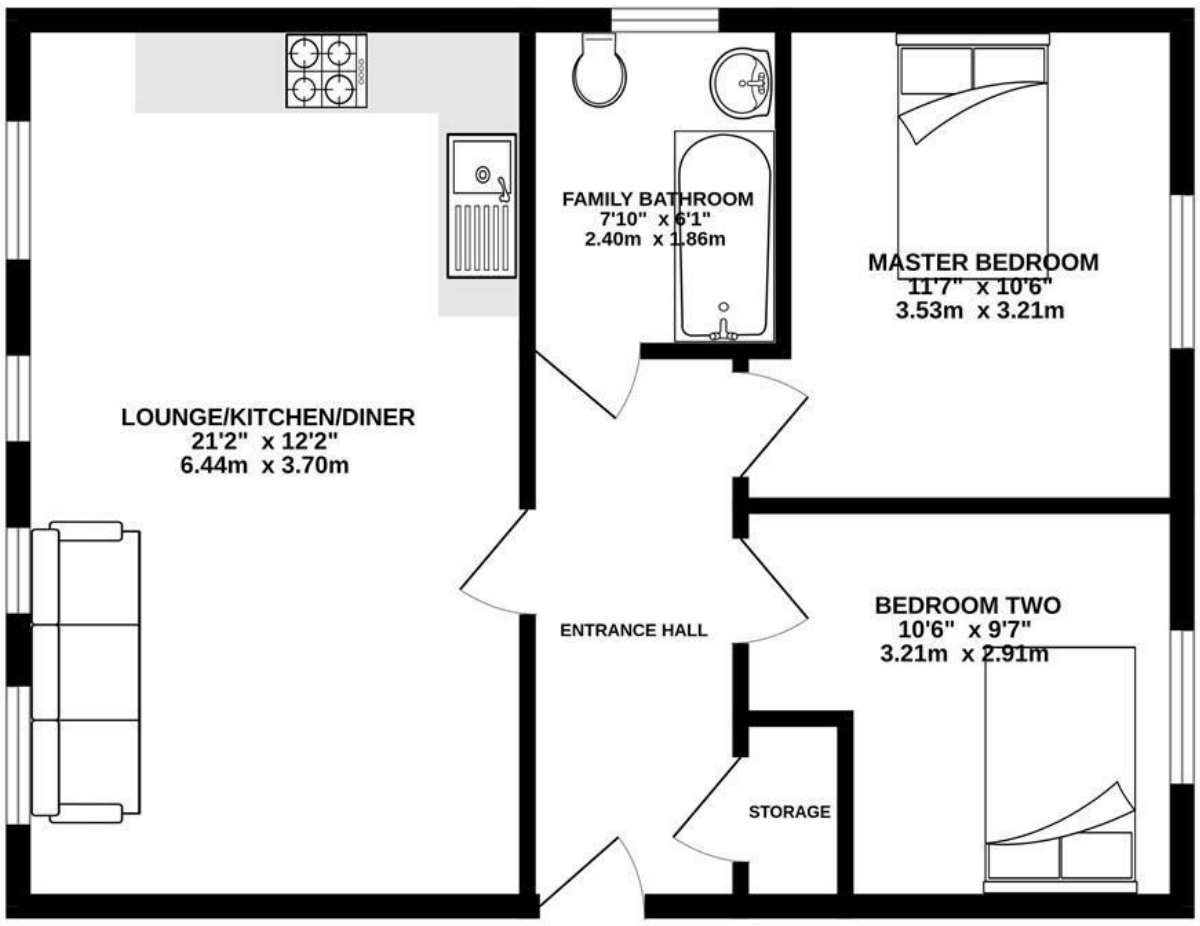




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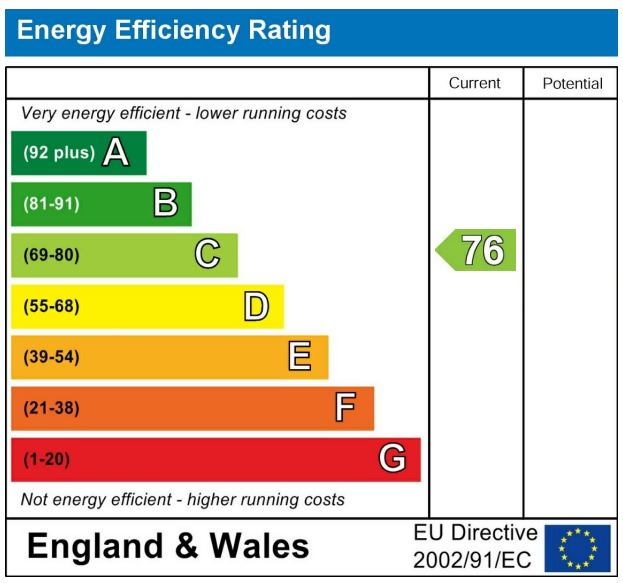
GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

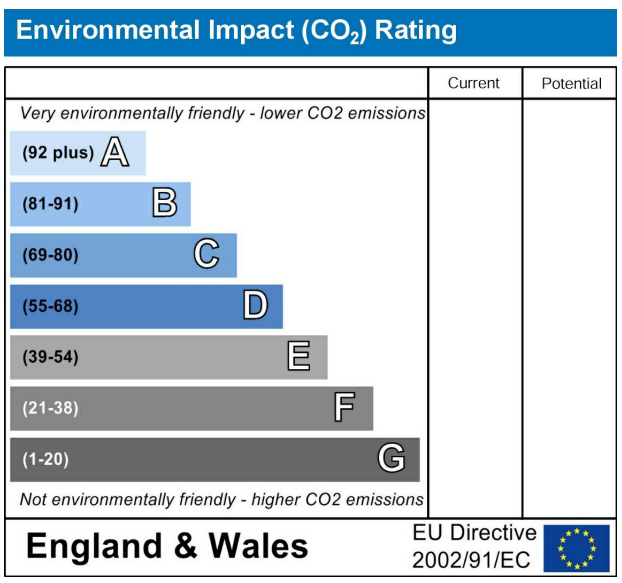


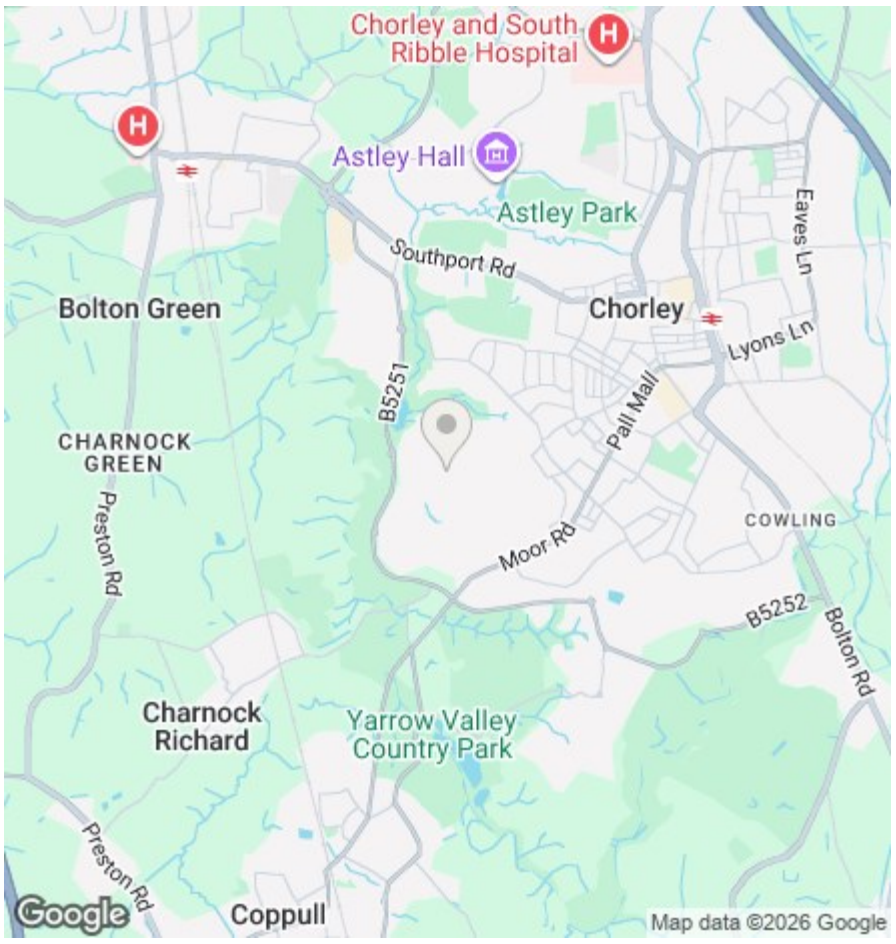
TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

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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