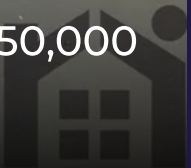




Squares Wood Close, Chorley

PR7 2FY

Offers in Excess of £150,000





A delightful modern mews property in a lovely, quiet and leafy location within walking distance of the town centre and Yarrow Valley available with no upward chain. This two bedroom property is the perfect start on the housing ladder or an excellent investment where you could expect a return in excess of 5%. Step into the spacious reception room overlooking the square and the trees beyond, with stairs off and an internal hallway with cloakroom leads to the rear of the property. The dining kitchen comprises a range of wall and base units with electric oven and grill, gas hob with extractor over and space, power and plumbing for appliances and undercupboard lighting. Patio doors open to the south west facing private rear garden, which is mainly laid to lawn, with gated access to the rear car park where the property benefits from a garage and parking space. The first floor landing has access to the loft, and the larger bedroom has built in storage with the second bedroom having the airing cupboard. The bathroom comprises bath with shower attachment, tiled elevations, wc, and wash hand basin. Close to primary transport routes and town centre amenities this is a lovely place to call home. Do get in touch to arrange a viewing and make it yours. Leasehold, ground rent £265 pa, service charge £346 pa.



A delightful modern mews property in a lovely, quiet and leafy location within walking distance of the town centre and Yarrow Valley available with no upward chain. This is the perfect start on the housing ladder or an excellent investment where you could expect a return in excess of 5%.

Council Tax band: B

Tenure: Leasehold

- Delightful modern mews
- South facing garden
- Parking and garage
- Excellent first time buy or investment
- No upward chain
- Media tour



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

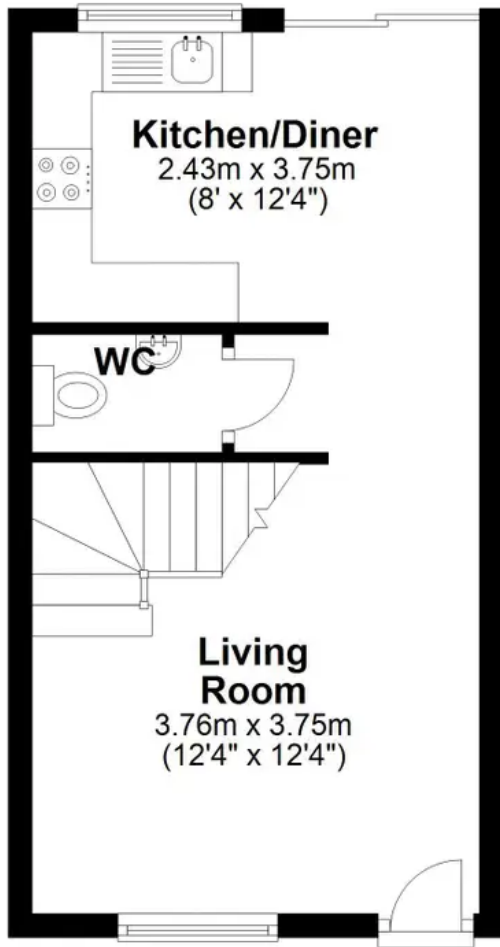
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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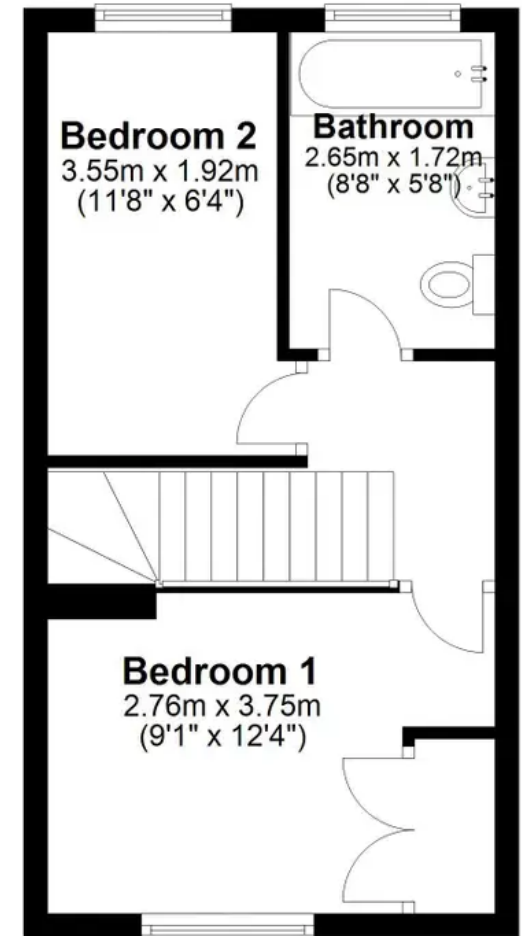
Ground Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



Total area: approx. 55.3 sq. metres (595.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE

Plan produced using PlanUp.