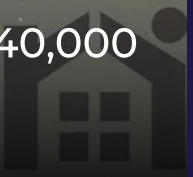




Squares Wood Close, Chorley

PR7 2FY

£140,000





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 home or an excellent investment where you could expect a return in excess of 5%. Looking for a buyer with cash funds available who could complete in an optimum timeframe. 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. Council tax B, EPC C, Leasehold, ground rent £265 pa, service charge £346 pa.



A delightful modern mews property in a lovely, quiet location yet within walking distance of the town centre and Yarrow Valley available with no upward chain. This two bedroom property is the perfect home or investment where you could expect a return in excess of 5%. Looking for a buyer with cash funds available who could complete in an optimum timeframe.

Council Tax band: B

Tenure: Leasehold

- Delightful modern mews
- South facing garden
- Parking and garage
- No upward chain
- Excellent investment property
- Looking for a cash buyer with ability to complete quickly



HOME TRUTHS

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

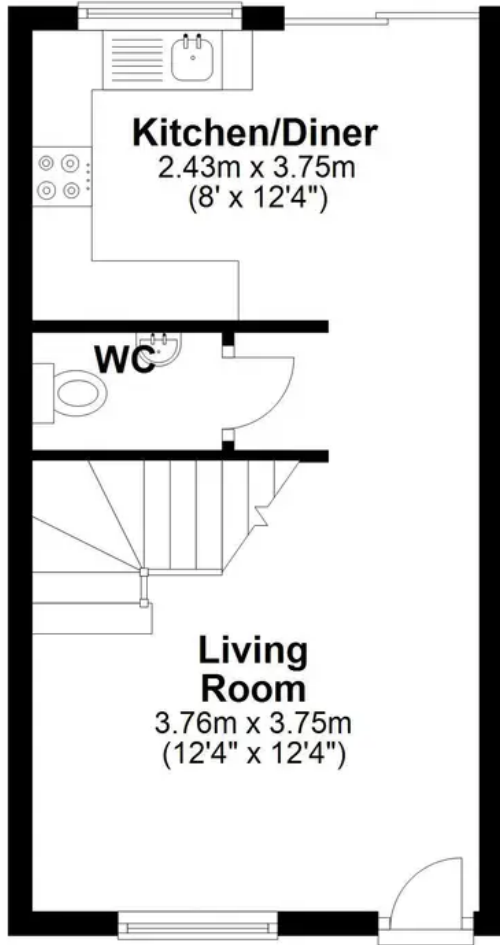
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



Ground Floor

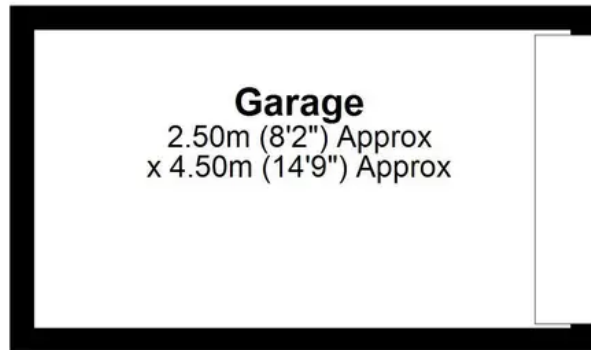
Approx. 27.7 sq. metres (297.7 sq. feet)



Kitchen/Diner
2.43m x 3.75m
(8' x 12'4")

WC

Living Room
3.76m x 3.75m
(12'4" x 12'4")



Garage
2.50m (8'2") Approx
x 4.50m (14'9") Approx

First Floor

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



Bedroom 2
3.55m x 1.92m
(11'8" x 6'4")

Bathroom
2.65m x 1.72m
(8'8" x 5'8")

Bedroom 1
2.76m x 3.75m
(9'1" x 12'4")

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.