



4 Squares Wood Close, Chorley

PR7 2FY

In Excess of £145,000



A delightful modern mews property in a lovely, quiet and leafy location within walking distance of the town centre and Yarrow Valley with no upward chain. This two bedroom property is the perfect start home or an excellent investment where you could be attracting a good return. Step into the spacious reception room 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 including the Potterton boiler. Patio doors open to the south west facing private rear garden which is mainly laid to lawn, has a shed and access to the rear car park where the property benefits from one parking space. The first floor landing has access to the partly boarded loft, and the larger bedroom has built in storage with the second bedroom having the airing cupboard. The bathroom comprises bath with screen and shower attachment, tiled elevations, wc, wash hand basin and ladder heated towel rail. Close to primary transport routes and town centre amenities this is a lovely place to call home.



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Council Tax band: B

Tenure: Leasehold

- Modern mews property
- Two bedrooms
- Private garden
- Off road parking
- Media tour



**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

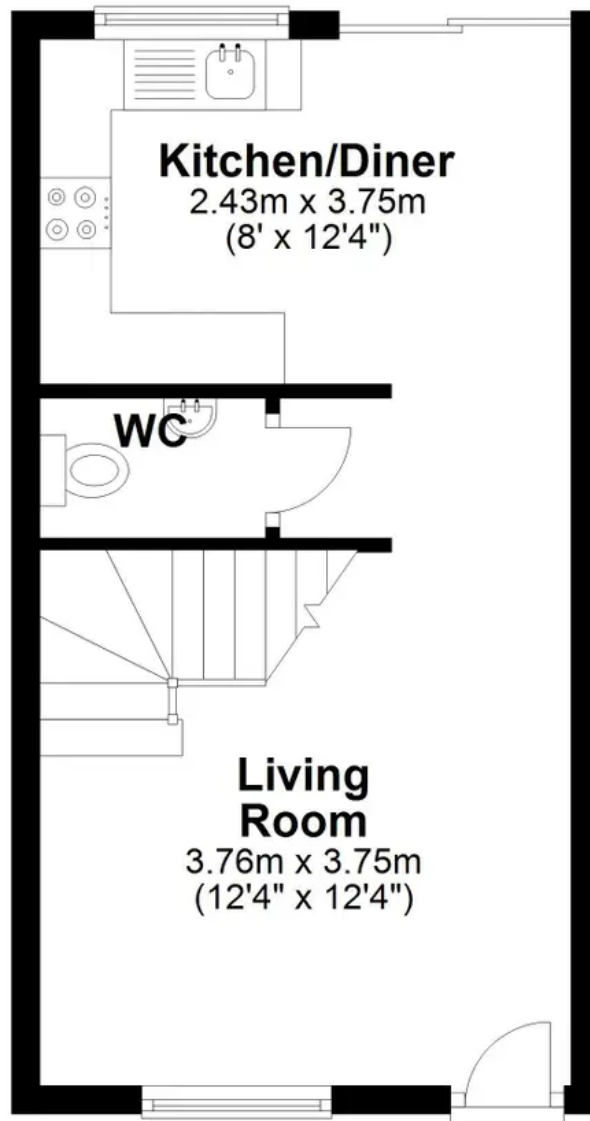
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)



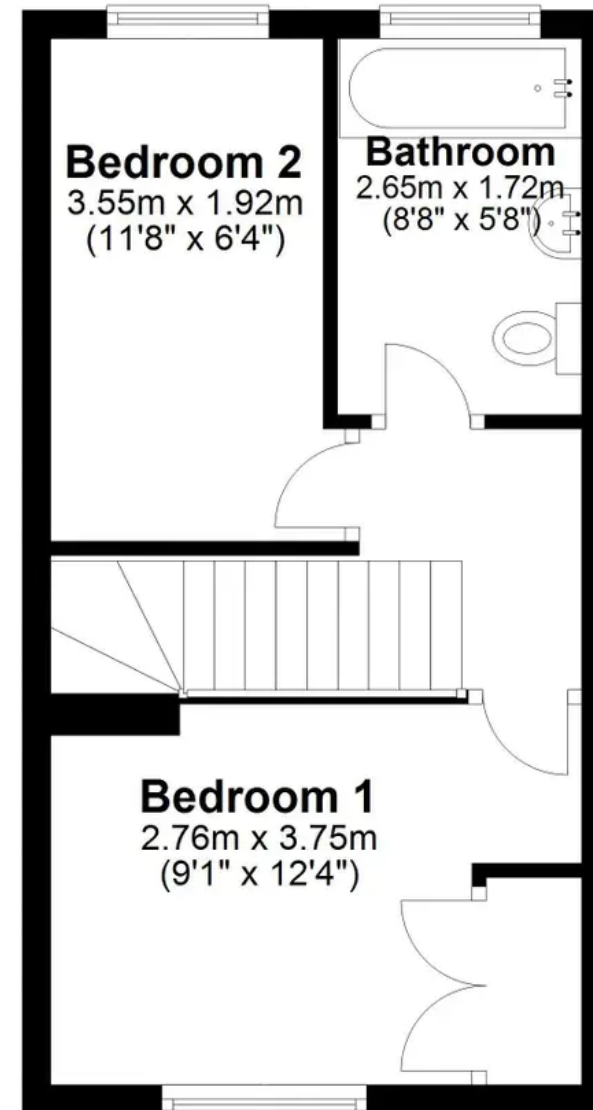
## Ground Floor

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  
Plan produced using PlanUp.