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73 Forsythia Drive

Clayton-le-woods, Chorley, PR6 7DF

Lovely 2 bedroom apartment with open outlook to the front. Large open plan living space with separate kitchen. Four piece bathroom suite with bath and separate shower cubicle and two bedrooms. the property has allocated parking and is in lovely condition and would be a perfect first time buy or idea...

Asking Price Of £115,000

EPC Rating '81'





Property Description

COMMUNAL HALLWAY

Intercom access and stairs off leading to the first floor apartment.

ENTRANCE HALLWAY

Laminate floor, single radiator and halogen spot lighting. Entry phone.

LOUNGE/DINER

(6.92m (22' 8") X 3.11 m (10' 2"))

A spacious reception room, dual aspect, with uPVC double glazed windows to the front and rear elevations. Double radiator and wall light points. Open plan to the kitchen area.

KITCHEN

(2.68m (8' 10") X 2.26 m (7' 5"))

A splendid range of fitted wall and base units with contrasting work surfaces, inset one and a half bowl single



drainer sink and tiled splashbacks. Built-in oven, gas hob and extractor hood. Integrated washing machine. Cupboard housing the combination gas central heating unit. Laminate flooring, halogen spot lighting and uPVC double glazed window.

BEDROOM ONE

(3.56m (11' 8") X 3.35m (11' 0"))

Single radiator and uPVC double glazed window. Access to the bathroom.



BATHROOM

A four piece suite comprising of a panelled bath, glazed walk-in shower cubicle, pedestal wash hand basin and low level W.C.. Part tiled walls, halogen spot lighting, extractor, laminate flooring and uPVC double glazed window. Double radiator. Accessed from bedroom one and the hall.

BEDROOM TWO

(2.79m (9' 2") X 2.68m (8' 10"))

Single radiator and uPVC double glazed window.

OUTSIDE


Communal well tended gardens. Designated parking space and additional visitor spaces.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq ft (62.7 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 minor inaccuracies or mis-statements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and legal status of this plan can only be guaranteed by the relevant authorities. © Redrose 2012

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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