

# redrose

**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'



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## **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/DI NER (6.92m (22' 8") X 3.11m (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 2.26m (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.

BEDROO M 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"))

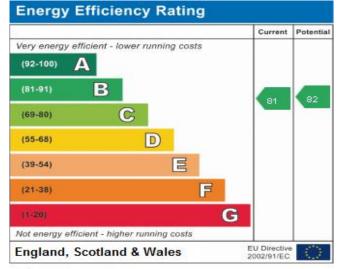
Single radiator and uPVC double glazed window.

#### OUTSIDE

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







#### Address:

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Agents Note: Whikt every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whikt every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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