

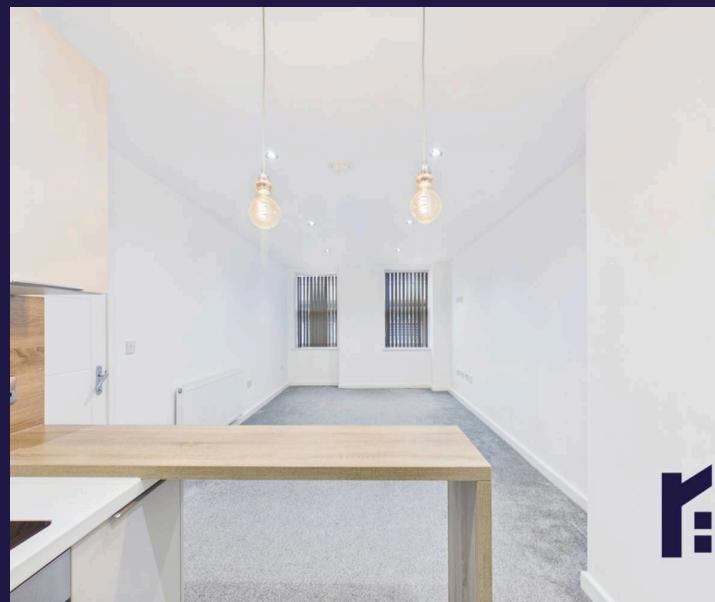


HOME  TRUTHS

Sumner House, St. Thomas's Road, Chorley

PR7 1HP





Located in the heart of the town within easy reach of all shops, amenities, primary transport routes and local employment, Sumner House has 43 apartments in total, with this apartment located on the top floor. This spacious top floor apartment has two double bedrooms, two bathrooms, spacious open plan living, and has a modern design throughout.

The apartment has a designated and numbered parking space in the secure car park, and it is a short stroll from there to the foyer. Step into the apartment hallway with two storage/utility cupboards plumbed for a washing machine.

The living room has plenty of space for both dining and comfortable furniture and the kitchen comprises a range of wall and base units with electric hob, oven and grill and refrigerator, as well as a breakfast bar.

Bedroom one benefits from en suite comprising mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. Bedroom two is equally spacious and the main bathroom comprises a bath with screen and mixer shower over, wc, wash hand basin and ladder heated towel rail.

This property is currently vacant, but has the potential to earn around £795pcm for rental. So whether you are looking for a investment property, or a cosy home to call your own, this property would be perfect for you.

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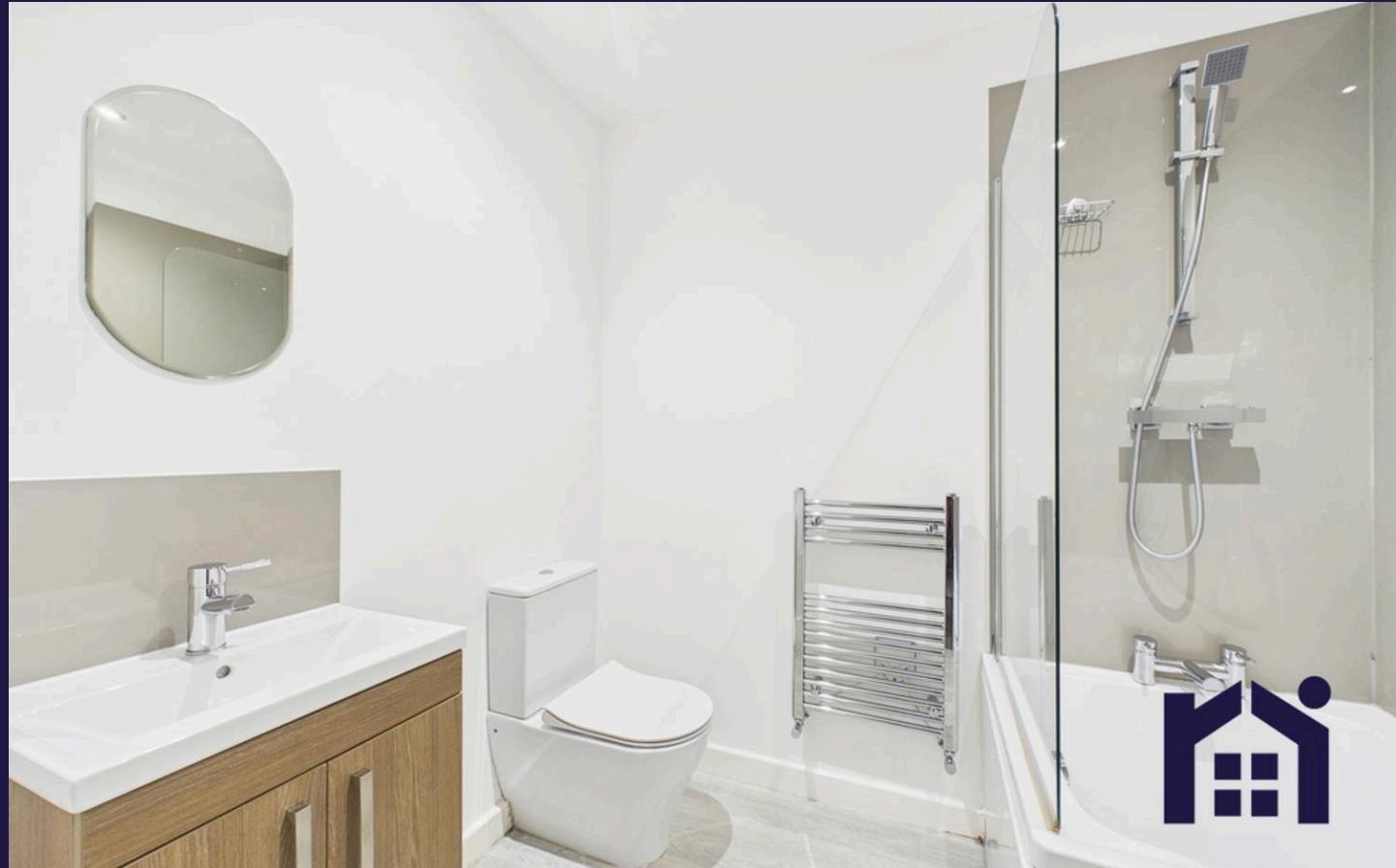
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Top Floor apartment
- Open Plan
- No Chain
- Two Bedrooms
- Town Centre
- Virtual Tour



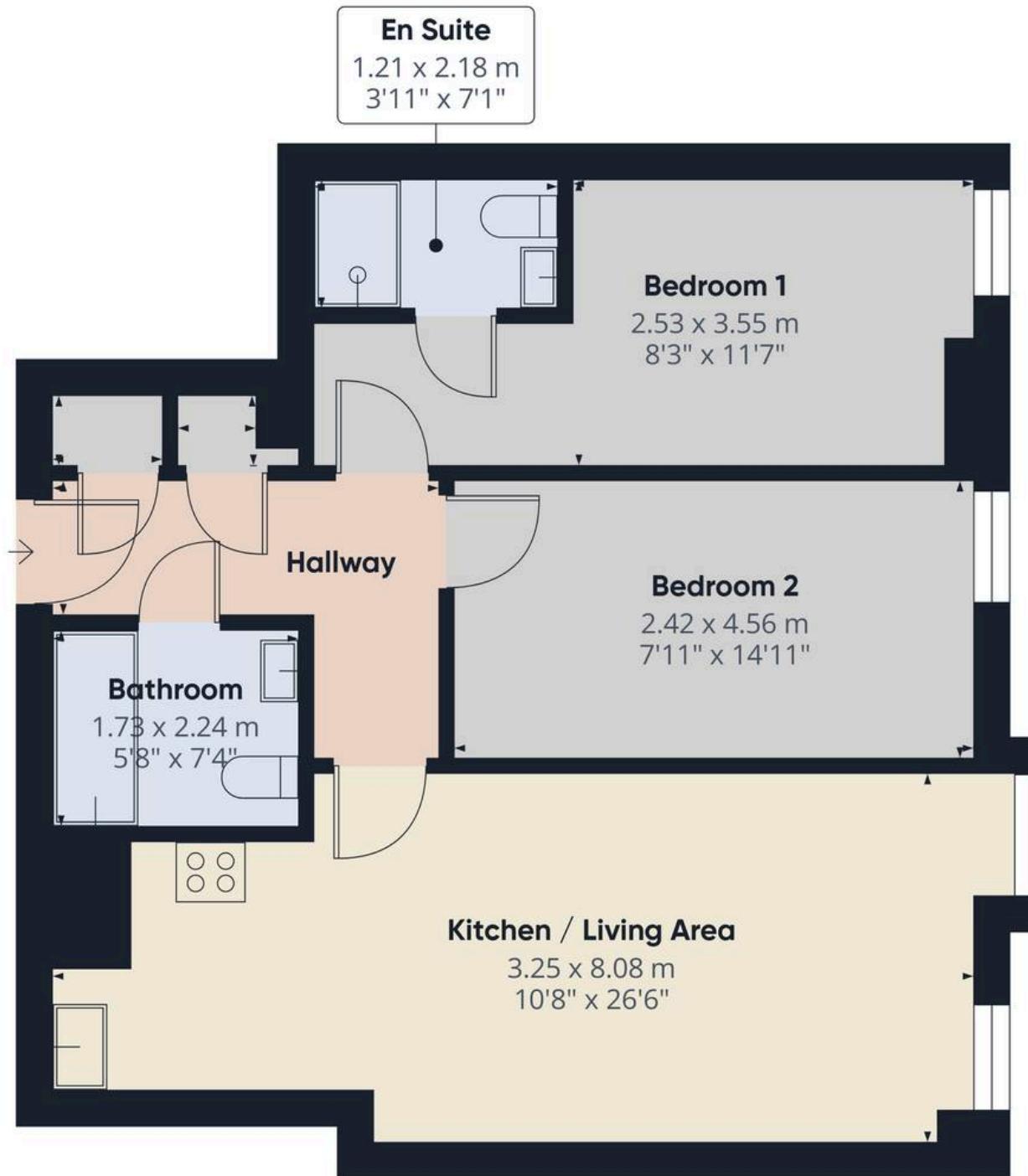
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Approximate total area⁽¹⁾

60 m²
647 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.