

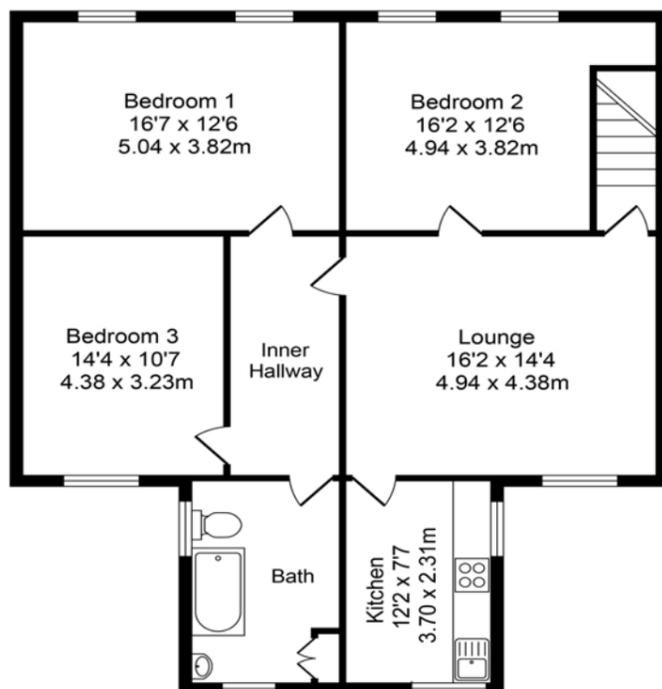


Ormskirk: 01695 570102
Southport: 01704 778668

Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 1096 Sq.ft. (101.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



First Floor
Approx. Floor Area 1096 Sq.Ft (101.8 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.

Tenure: Leasehold
Years Remaining on Lease: 971 years
Ground Rent: Zero £20 per year
Service Charge: Rentable property
Council Tax Band: A
Details prepared: 04/10/22

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This deceptively spacious three bed property is extremely flexible provides an excellent floor plan which could easily be re-configured as a three-bedroom HMO or split into two self-contained flats if required by a new owner.

This characterful property is situated in a most convenient position just a short stroll from many excellent amenities and Chorley town centre is on hand with its diverse range of high street stores, trendy bars and eclectic eateries - perfect for those who enjoy a hectic social calendar! The property itself is in need of full modernisation and provides an ideal opportunity for an investor to add to their rental portfolio.

One enters via the entrance vestibule on the ground floor, and you proceed to the first floor via the stairs through into the comfortable lounge/dining room. The adjacent kitchen is fitted with a range of wall and base units with space for appliances. The inner hallway gives access to three good sized bedrooms will be revealed, along with a and a three-piece bathroom.

Other benefits include gas central heating and double glazing. Viewing of this home is highly recommended.





KEY FEATURES

Flexible Property

Lots of Potential

Circa 1096 Square Feet

Three Bedrooms

Fantastic Location

Great Transport Links



