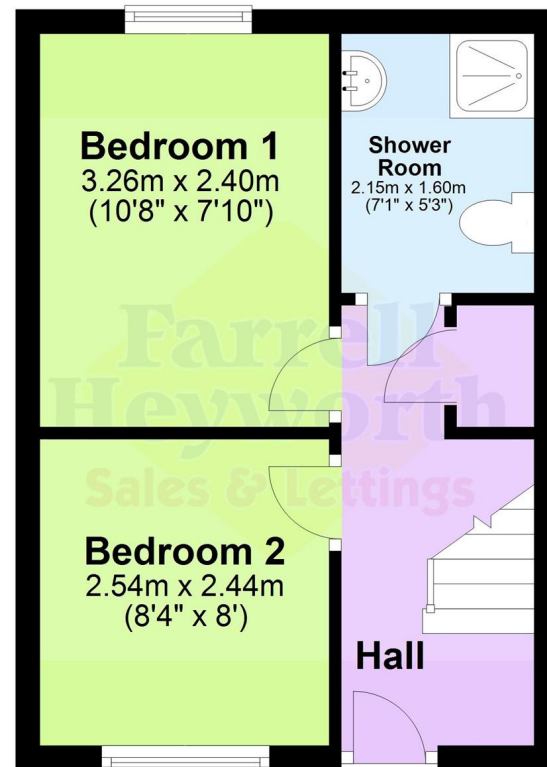
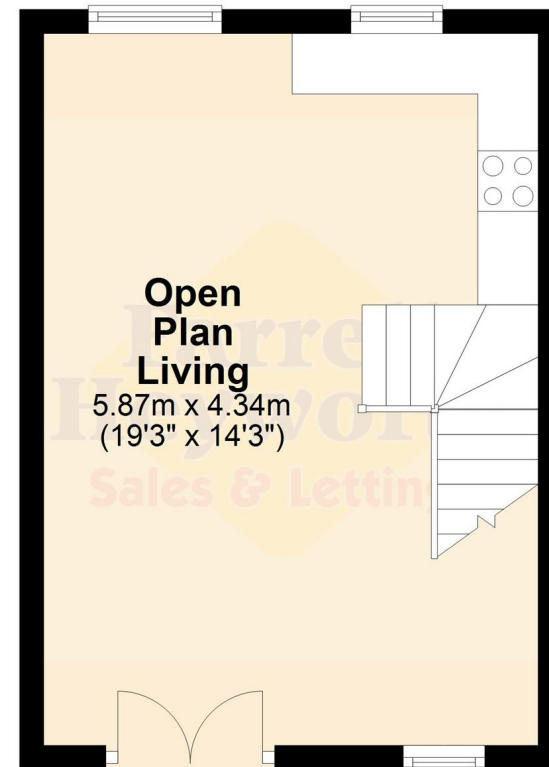


**£97,500**

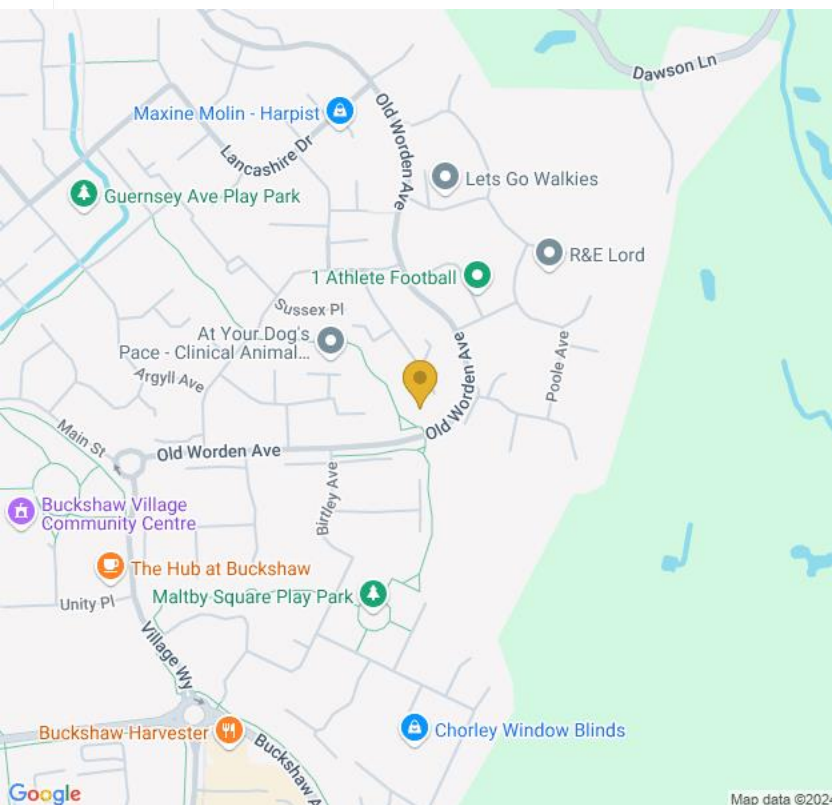
Ayrshire Close, Buckshaw  
Village, Chorley PR7



**Ground Floor**



**First Floor**



**Chorley**  
**13/15 Cleveland Street**  
**Chorley PR7 1BH**

**Tel: 01257 275231**

**Email: [chorley@farrellheyworth.co.uk](mailto:chorley@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/chorley>**

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Modern Mews Style Property with Open Plan Living**
- **Two Bedrooms Situated on the Ground Floor**
- **Shower Room, Allocated Parking and Visitor Parking**
- **Excellent Location, Great First Time Buyer Opportunity**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that 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.

**EPC C**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





We are delighted to bring to the market this two bedroom well presented two story mews style town house which offers modern loft style living, located on the ever popular area of Buckshaw Village on the outskirts of Chorley and being close to local amenities and transport links.

The property is comprised over two levels, to the ground floor you will find hallway, two bedrooms and shower room and to the first floor there is an open plan kitchen/lounge/dining room.

Viewing is highly recommended for this popular estate.

Tenure: Leasehold  
Leasehold information: Terms: 125 years from 1st January 2007  
Current Ground Rent: £140 per year  
Current Maintenance/Service Charges: £352.16 per calendar month including electric  
Council Tax: Band A

