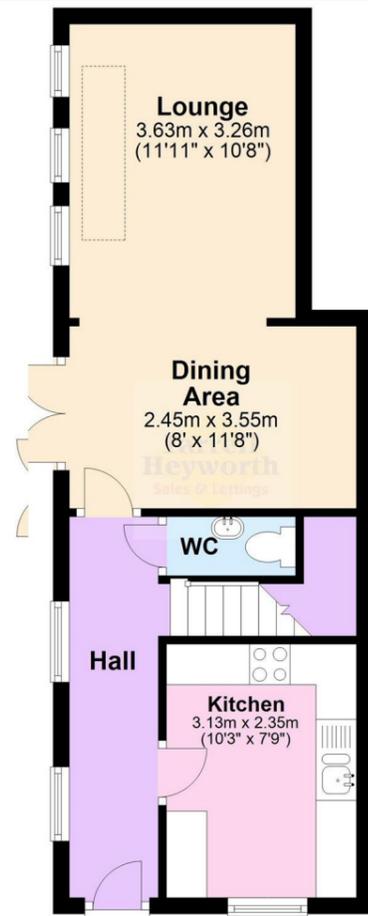


**O.I.R.O**  
**£228,000**

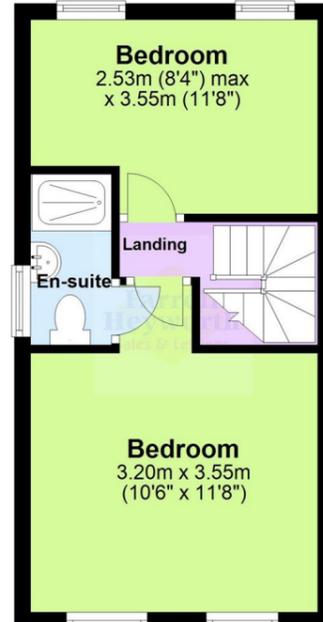
Hunters Wood Court,  
Chorley PR7



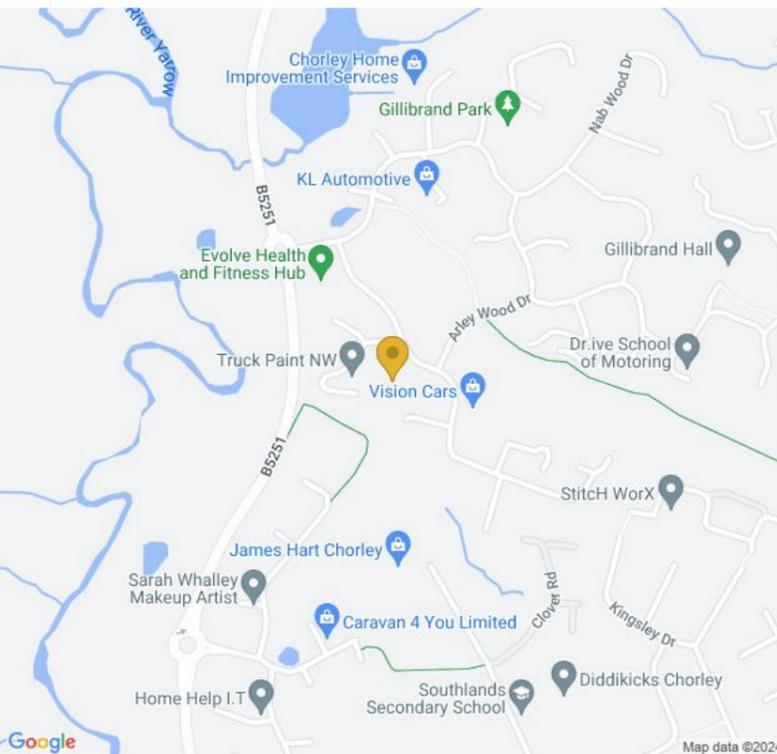
Ground Floor



First Floor



Second 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\*\***
- **Four Bedroom Three Storey Semi Detached Home**
- **Modern Living Arrangement, Quiet Cul De Sac Location**
- **Lounge, Dining Area, Kitchen, WC, Bathroom and En Suite**
- **Drive, Garage and Garden, No Chain Delay**

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.



A spacious and modern four bedroom, three storey semi detached town house which is tucked away within a pleasant courtyard setting. This stylish home features a superb light and airy living room which overlooks the garden and accompanying dining area. The property is situated on the Gillibrands Estate just outside of Chorley town centre.

In brief the accommodation comprises hall, kitchen, living room with dining area, WC, two first floor bedrooms and family bathroom with two further bedrooms to the second floor with the master bedroom having an en suite shower room.

Externally there is a garage and driveway to the side and garden.

Tenure: Leasehold  
 Leasehold information: Terms: 999 years from 1st January 2003  
 Current Ground Rent: £150 per annum  
 Current Maintenance/Service Charges: £150 per annum  
 Council Tax: Band D



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