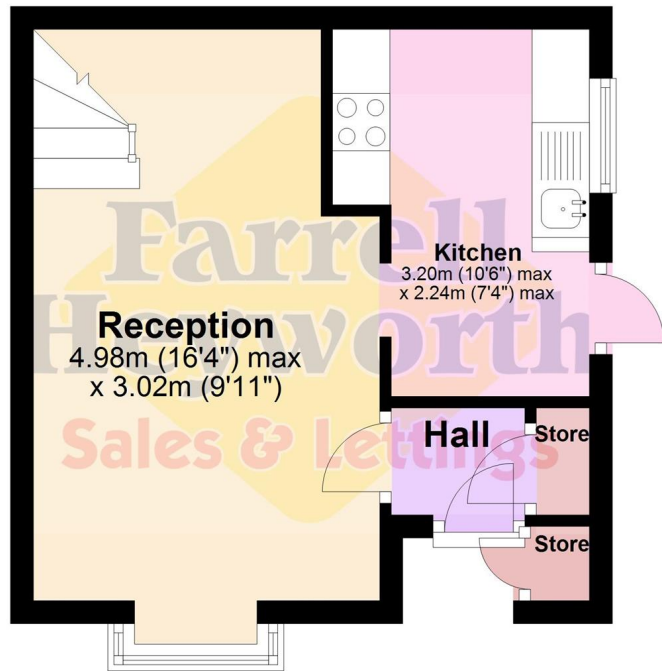
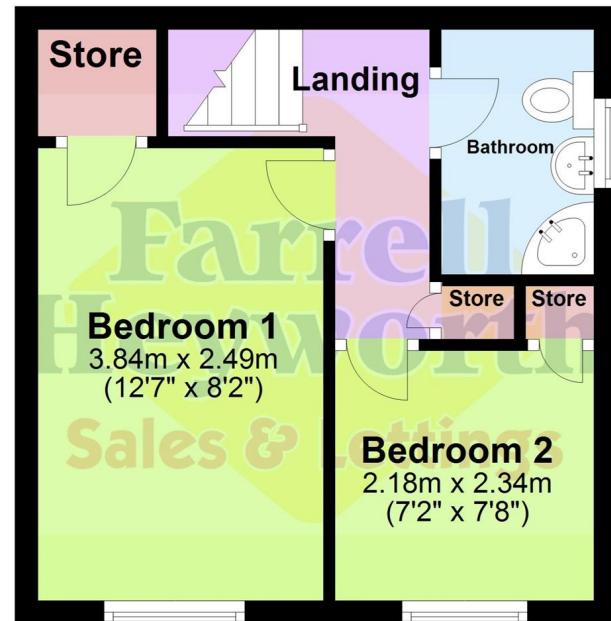


Ground Floor



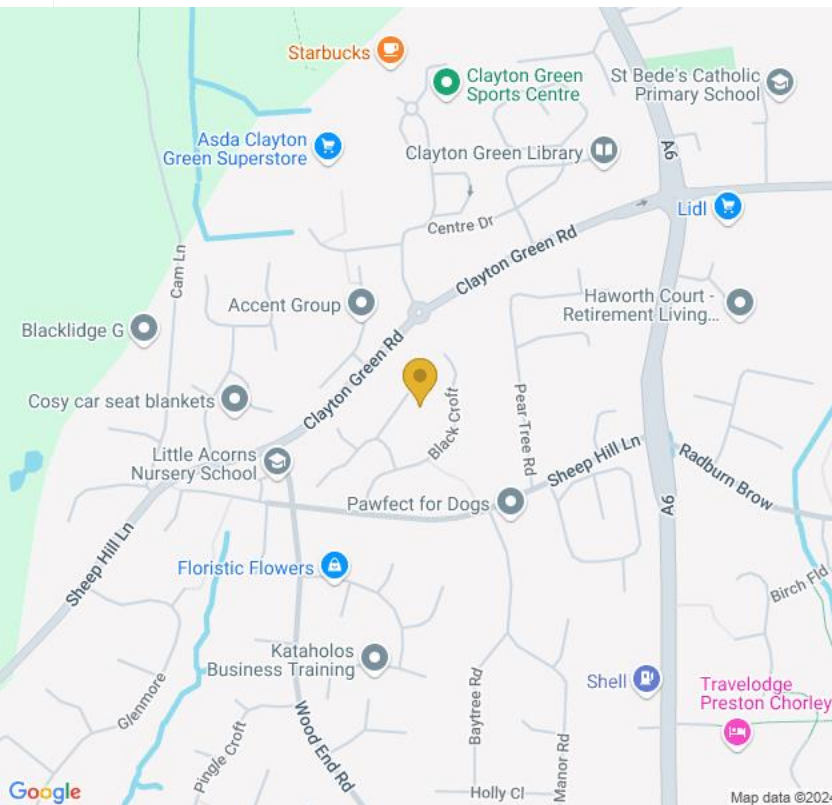
First Floor



O.O  
£130,000

Black Croft, Clayton Le Woods, Chorley PR6

**Farrell  
Heyworth**  
Sales & Lettings



**Farrell  
Heyworth**  
Sales & Lettings

**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>



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Ideal Starter Home In Cul De Sac Location**
- **Two Bedroom Quarter House Close To Cuerden Valley Park**
- **Good Sized Front Garden, Enclosed Private Garden To Side**
- **NO CHAIN, Easily Managed, Highly Recommended**

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.

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

**EPC D**

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





A deceptively spacious quarter house located in a quiet cul-de-sac, south easterly facing (to the front) and not overlooked to the front or side, offering a good sized front garden and off road parking for two cars plus an enclosed low maintenance adjacent garden.

An ideal starter home, in a very popular residential location with easy access to Cuerden Valley Park, local amenities and great transport links.

Comprises: covered tile - floored porch, vestibule with storage, sunny south east facing lounge with front facing bay window and fitted kitchen providing access into the side garden area.

To the first floor, there are two bedrooms and a three piece bathroom.

Warmed by a gas fired central heating system, internal inspection of this low maintenance property comes highly recommended.

Tenure: Freehold  
Council Tax: Band A

