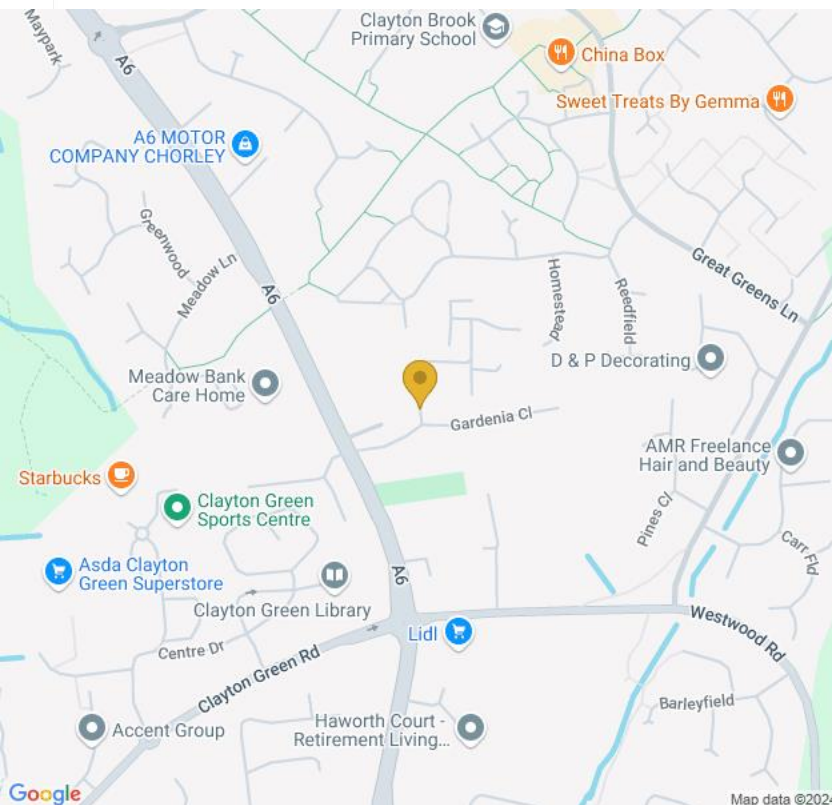


O.O
£110,000

Forsythia Drive, 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

<https://www.farrellheyworth.co.uk/chorley>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Ideal Investment or Ideal First Time Buyer Opportunity**
- **Two Bedroom Ground Floor Self Contained Apartment**
- **Great Location for Commuter Links, Well Maintained**
- **Open Plan Living, Bathroom and Allocated Parking**

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 C

www.farrellheyworth.co.uk



A most impressive two bedroom ground floor self contained apartment which will be of particular interest to either the first time buyer looking to get onto the property ladder or the buy to let investor.

Situated conveniently for a wide range of local amenities including, for the commuter, the M6, M61 & M65 motorway links.

In brief the accommodation comprises communal entrance, inner hallway, open plan living arrangement comprising kitchen/reception/dining, two bedrooms and bathroom, externally there is parking.

Tenure: Leasehold
Leasehold information: Terms: 999 years from 1st January 2002
Current Ground Rent: £150 per annum
Current Maintenance/Service Charges: £112 per calendar month
Council Tax: Band B

