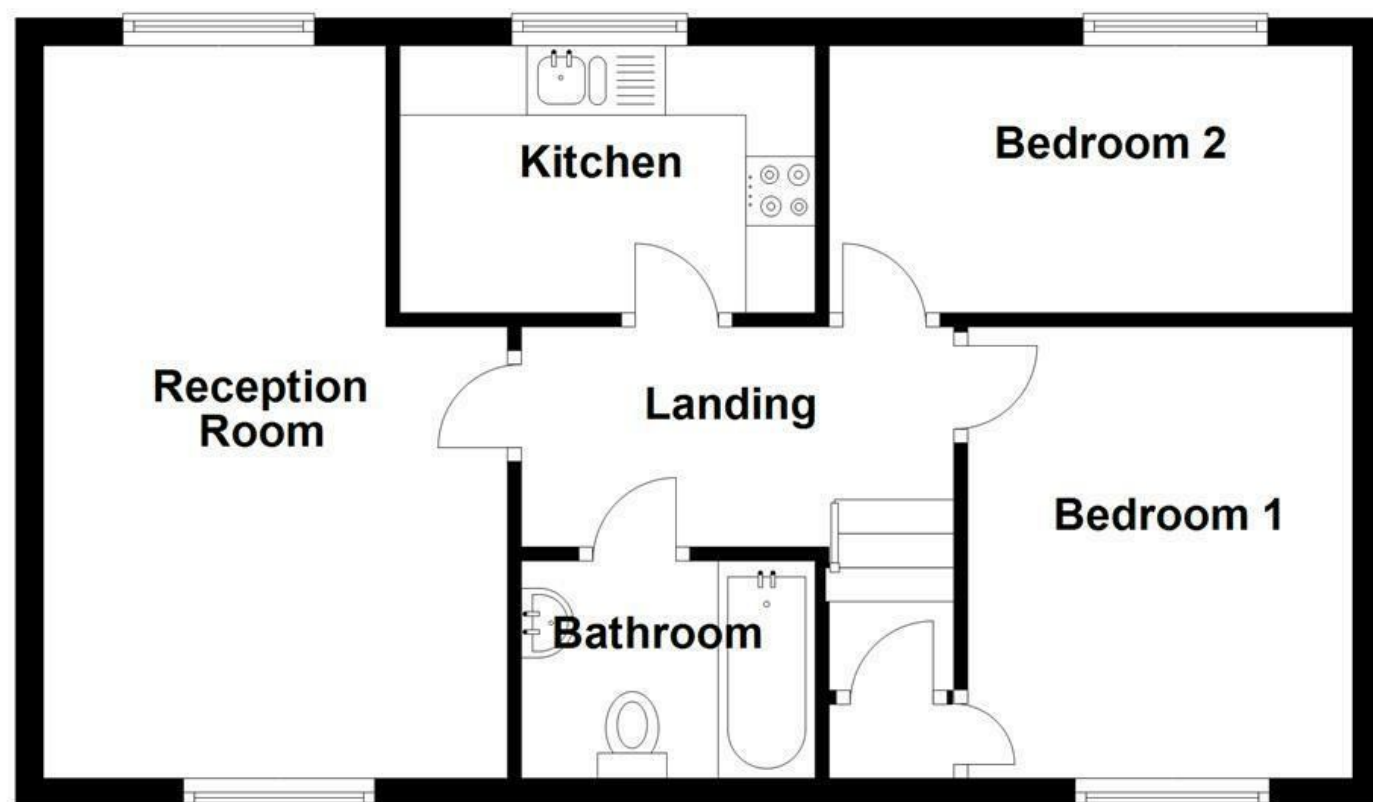


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Dam Wood Close, Chorley, PR7 2FX

Offers Over £155,000

A FANTASTIC TWO BEDROOM DETACHED APARTMENT PERFECT FOR A FIRST TIME BUYER

This deceptively spacious two bedroom apartment is being welcomed to the property market on a sought after estate in Chorley. Boasting two generously sized bedrooms, a spacious living room, off road parking and having a workshop/garage as well as a flagged patio to the rear, which is rare to find for an apartment in the area! It is a fantastic home not to be missed! Situated conveniently close to local bus routes into Chorley town centre, as well as highly regarded schools.

The property comprises briefly; entrance into the hallway which has a staircase up to the first floor landing which houses doors on to two spacious bedrooms, a three piece bathroom suite, fitted kitchen, reception room and storage. Externally to the rear of the property is an enclosed flagged patio, The front of the property has a laid to lawn area, driveway and access to a single garage.

For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Dam Wood Close, Chorley, PR7 2FX

Offers Over £155,000



- Tenure Leasehold
- Off Road Parking With Driveway And Access To A Garage
- Ideal First Time Buy Or For A Couple Wishing To Downsize
- Wasy Access To Major Commuter Routes
- Council Tax Band B
- Two Bedroom Detached Apartment
- Enclosed Flagged Patio To Rear and Laid To Lawn To The Front
- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a composite door to hallway.

Hallway

UPVC double glazed window, central heating radiator and stairs to first floor.

First Floor

Landing

Coving, loft access, central heating radiator, doors to two bedrooms, kitchen, reception room and storage.

Reception Room

17'4 x 11' (5.28m x 3.35m)

Two UPVC double glazed windows, two central heating radiators, coving and television point.

Kitchen

9'10 x 6'4 (3.00m x 1.93m)

UPVC double glazed window, wood panelled wall and base units, laminate work tops, single oven, four ring gas hob, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for dryer, boiler, space for fridge freezer, spotlights, part tiled elevation and tiled flooring.

Bedroom One

10'7 x 8'11 (3.23m x 2.72m)

UPVC double glazed window, central heating radiator, coving, television point and storage.

Bedroom Two

12'5 x 6'1 (3.78m x 1.85m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

6'11 x 5'2 (2.11m x 1.57m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and over head direct feed shower, spotlights, part tiled elevation and tiled flooring.

External

Rear

Enclosed paved patio.

Front

Driveway and access to single garage/workshop.

