



**Easy Home Sales**  
Independent Residential Sales Agents

**5 Alma Wood Close**  
Chorley, PR7 2FR

- Investment Property
- Sold With Tenant In Situ
- Good Rental Return
- Two Bedrooms

**Offers Over £95,000**  
EPC Rating 'D'





## Property Description

Easy Home Sales are pleased to bring to the market this ideal investment opportunity-a spacious second-floor apartment located in the highly sought-after Gillibrands development, with a tenant in situ and offering an impressive return of over 9%.

The property is ideally situated within commuting distance of all major towns and cities via the M6 and M61, while still enjoying the peace and beauty of the stunning Lancashire countryside. It is close to well-regarded schools, nurseries, and a range of local amenities, with both the bus and train stations just a short distance away.

Internally, the apartment features an entrance hallway providing access to all rooms. There is a spacious open-plan lounge and dining area that flows into a modern kitchen fitted with integrated appliances. The property boasts two generously sized double bedrooms, including a master bedroom with an en suite shower room, in addition to a stylish family bathroom.





The apartment also benefits from allocated parking and secure entry to the building. This is a fantastic opportunity to purchase a ready-made investment property with reliable rental income from day one.

To arrange your viewing, please contact us on 01257 791888. Early interest is expected, so don't miss out on this excellent investment.

#### DO YOU HAVE A PROPERTY TO SELL?

If you have a property to sell or thinking of selling, we can offer a FREE market appraisal from our experienced sales team.

#### Please note:

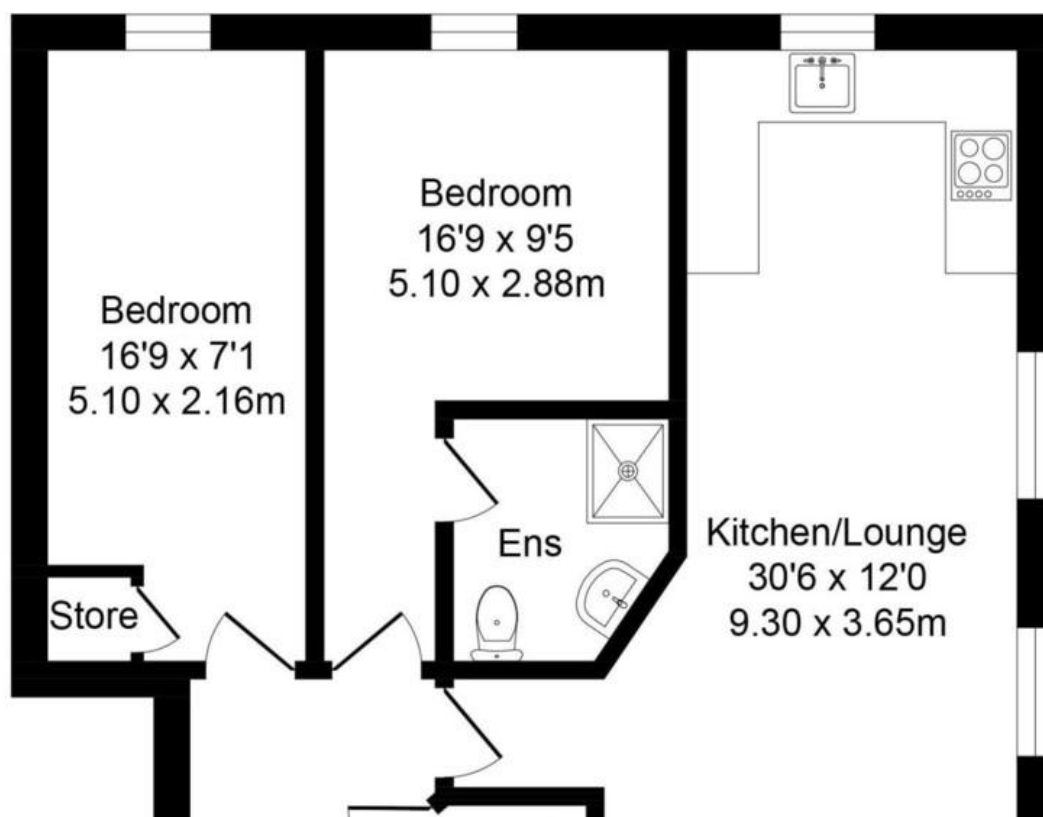
Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.



# Alma Wood Close, Chorley

## Total Approx. Floor Area 700 Sq.ft. (65.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



159 - 161 Spendmore  
Lane  
Coppull  
Chorley  
Lancashire

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements