



Easy Home
Lets & Sales

Easy Home Sales

Independent Residential Sales Agents

35 Hodder Ave, Chorley
PR7 3PB

- Two Bedrooms
- Well Presented First Floor Flat
- Gas Central Heating
- Communal Back Garden

Offers Over £79,995

EPC Rating 'C'



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Property Description

Easy Home Sales are delighted to bring to market this spacious and well-maintained two-bedroom first floor apartment on Hodder Avenue, Chorley which is ideally situated close to local amenities and offers easy access to the town centre which houses various restaurants, shops and entertainment spaces.

The property benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises a private entrance hall with storage and stairs leading to the first floor, a generous lounge, a modern fitted breakfast kitchen, two well-proportioned bedrooms, and a bathroom with WC, basin and shower.





This appealing apartment is perfect for first-time buyers, downsizers, or investors alike.

Early viewing is highly recommended to fully appreciate the space and convenience this home has to offer.

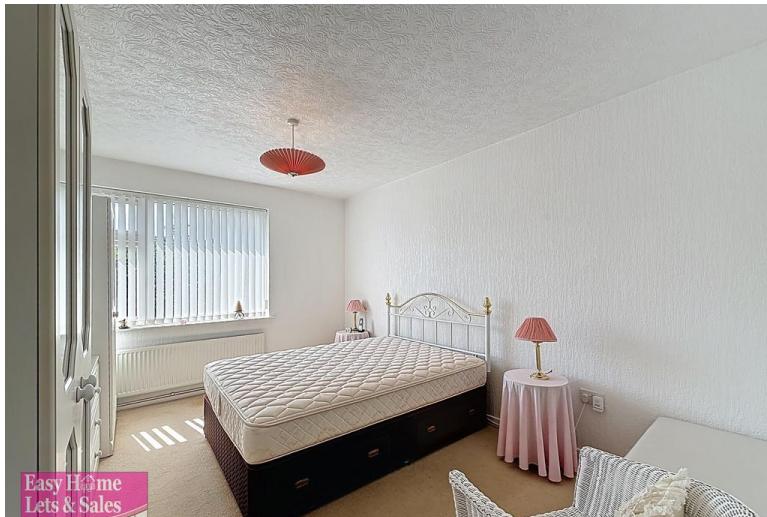
Do you have a property to sell?

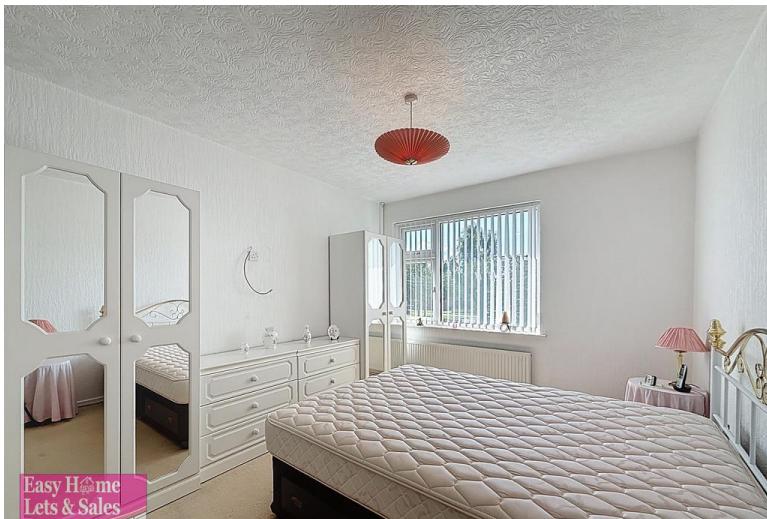
If you have a property to sell or thinking of selling, we can offer a FREE market appraisal from our experienced sales team. Please call and ask about our current offer!

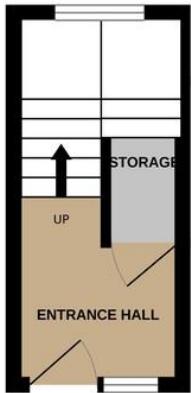


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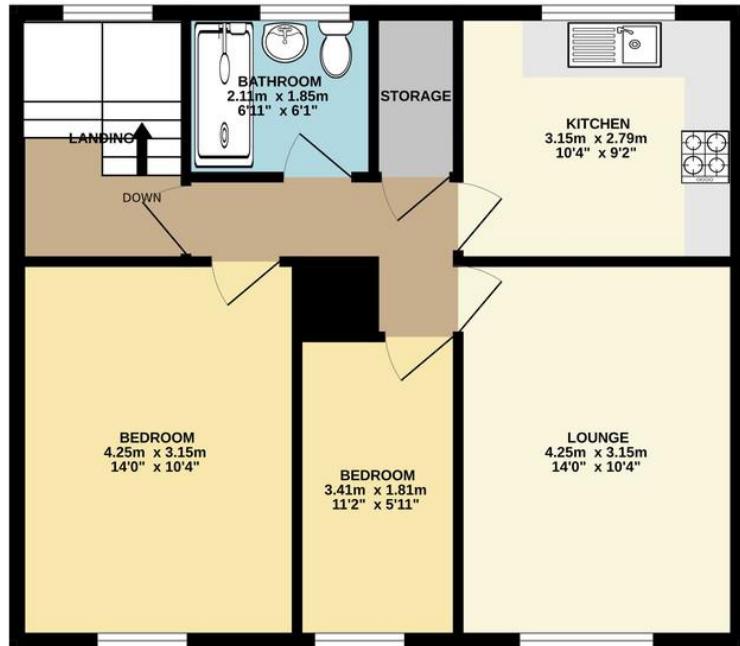
Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company 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.







GROUND FLOOR
7.9 sq.m. (85 sq.ft.) approx.



1ST FLOOR
56.4 sq.m. (607 sq.ft.) approx.

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TOTAL FLOOR AREA: 64.4 sq.m. (693 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

159 - 161 Spendmore
Lane
Coppull
Chorley
Lancashire

www.easyhomelets.co.uk
info@easyhomelets.co.uk
01257 791888

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