



Easy Home Sales
Independent Residential Sales Agents

**1 Holly House, Denham Wood Close
Chorley, PR7 2WG**

- Two Bedrooms
- Open Plan Living
- Communal Gardens
- Allocated Parking Space

£110,000

EPC Rating 'C'





Property Description

Occupying a delightful position on Denham Wood Close is this ideal buy to let investment, or home for those looking to downsize. This two-bedroom flat is sure to be popular. The property is conveniently located on the Gillibrands North Estate in Chorley, offering easy access to a broad range of amenities and Chorley Town Centre along with superb access to major commuter links, public transport and is situated close to lovely countryside walks in both Birkacre and Astley Park.

The accommodation is spacious and neutrally presented, consisting of an entrance hall with storage cupboard, open plan lounge/dining/kitchen, two bedrooms and a family bathroom. The open style floor plan makes the home feel social and airy, to the rear of the room is the fitted kitchen, with a range of wooden attractive wall, and base units with contrasting laminate work surfaces, as well as, integrated stainless steel sink and drainer unit, electric oven, hob with extractor fan, and fridge freezer, as well as ample space for washing machine.





Moving further into the home there are two ample sized bedrooms, a fitted modern three-piece suite in white, comprising, panelled bath with electric shower, pedestal wash hand basin and low-level WC and complimentary tiles.

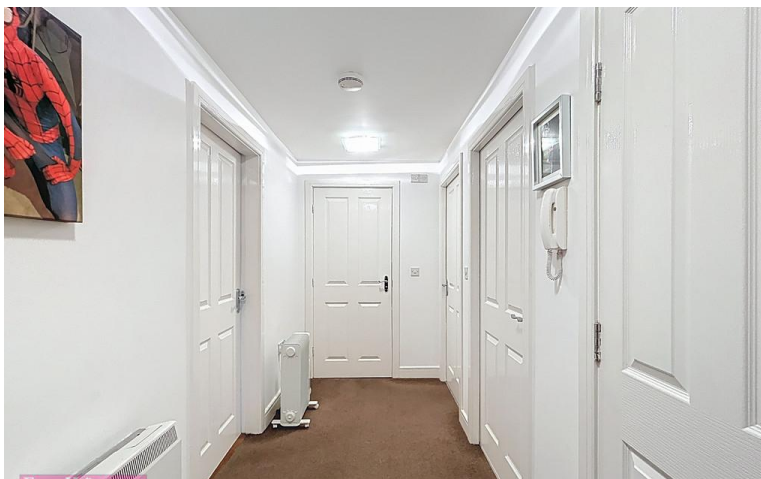
Externally are communal gardens and an allocated parking space. This well priced home is sure to be popular, get in touch with Easy Home Sales on 01257 791888 to book your viewing.

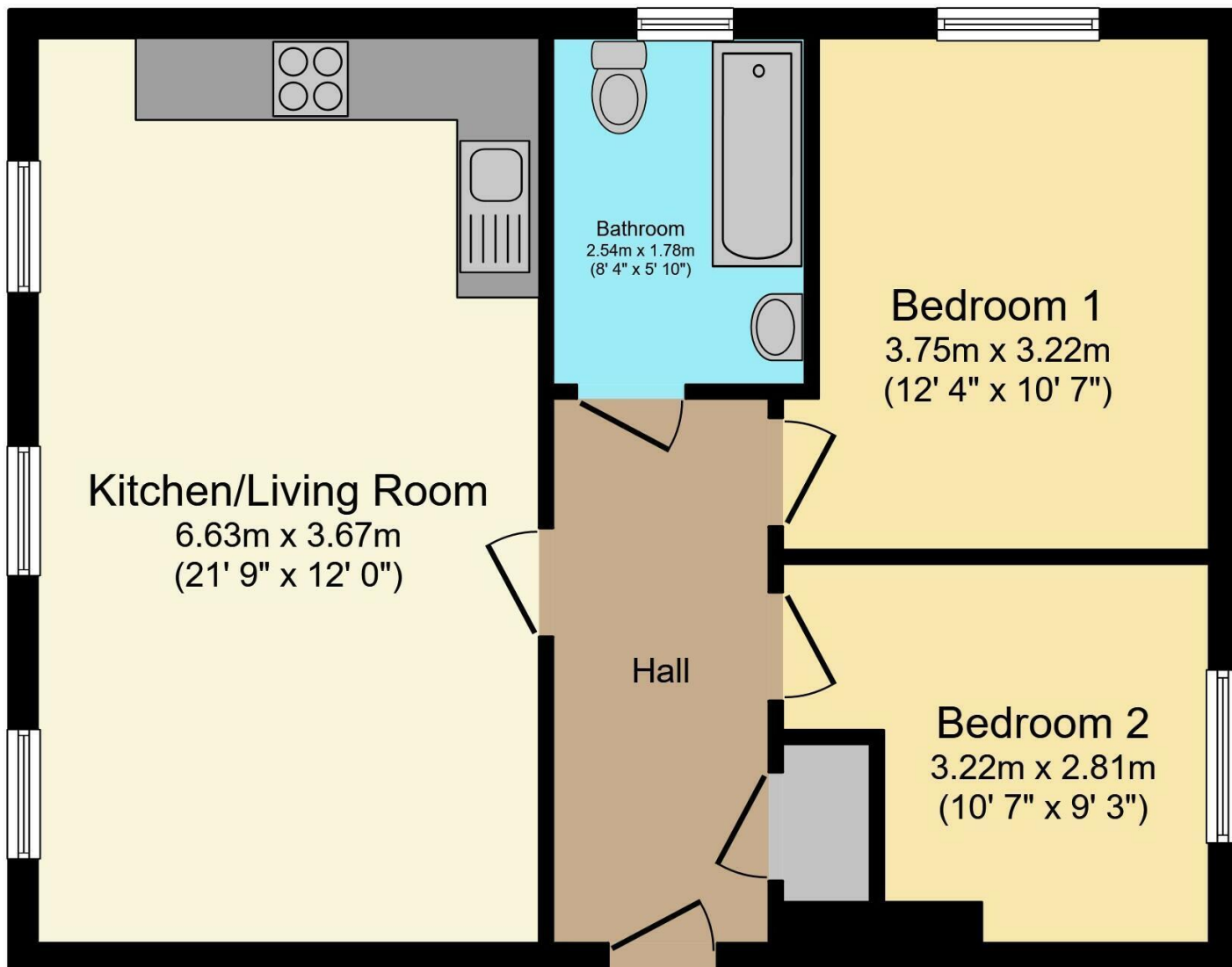
Please call Easy Home Sales 01257 791888 to arrange a viewing.



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. No responsibility can be accepted for any expenses incurred by prospective purchasers.





Total floor area 56.8 sq.m. (612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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 are 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