

# FOR SALE

UPON INSTRUCTION OF THE LPA RECEIVERS

NEWLY DEVELOPED APARTMENT BLOCK

26 Moor Road, Chorley, PR7 2LN  
OIRO £1,100,000

## Property Features

- Newly developed apartment block
- 3,386 sq ft.
- Desirable location in the outskirts of Chorley
- Disabled and carer facilities
- 8x 1 bedroom apartments

## CONTACTS

Ollie Casson

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T: 0161 967 0122





**26 Moor Road, Chorley, PR7 2LN**

## DESCRIPTION

The site comprises two purpose built residential developments of brick construction, pitched tile roof and uPVC windows. Block 1 comprises 6no. 1 bedroom apartments and block 2 comprises 2no. 1 bedroom apartments with an separate care facility.

Each apartment comprises one bedroom, kitchen / lounge and a shower room. The caretaker facilities comprise a kitchen, lounge and W/C. They are all fully electric with panel heaters, water heaters, ovens and ceramic hobs. The finish of the property is to a reasonable standard fitted with carpet flooring and vinyl non-slip to the kitchen. They are ideal to occupy immediately.

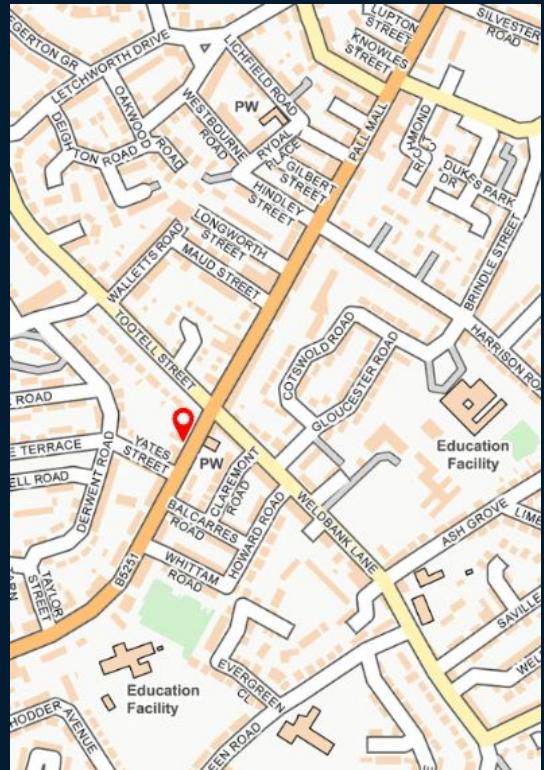
# SURROUNDINGS

## LOCATION

The property is located on the outskirts of Chorley, less than a 20 minute walk from the town centre with ideal bus routes to the town centre every 20 minutes.

The surrounding area is predominantly residential dwellings with local occupiers providing supporting amenities. The property also benefits from a number of local schools, access to green space and Chorley Football Club.

Chorley train station is located around a mile from the property and provides direct routes to Manchester, Bolton and Preston.



## TENURE INFORMATION

The property is held freehold under title number LA643132

## ACCOMMODATION

<b>Flat 1</b>	333 sq.ft	<b>Flat 5</b>	349 sq.ft
<b>Flat 2</b>	333 sq.ft	<b>Flat 6</b>	349 sq.ft
<b>Flat 3</b>	349 sq.ft	<b>Flat 7</b>	340 sq.ft
<b>Flat 4</b>	349 sq.ft	<b>Flat 8</b>	864 sq.ft

\*Flat 8 is inclusive of caretaker facilities.

## CONTACT US TO ENQUIRE



### OLLIE CASSON

Graduate Surveyor

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L: Lancaster Buildings, 77 Deansgate, Manchester,  
M3 2BW

## EPC

All flats have an EPC rating of 'B'.

## PRICE

Offers in the region of £1,100,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## COUNCIL TAX

TBC

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