

# GUILDHALL

SALES & LETTINGS



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## 36 Park Road

, Chorley, PR7 1QU

£50,000



**\*\*CASH PURCHASERS ONLY\*\***

"Currently held under one title. The properties will be legally separated prior to completion."

Nestled on the charming Park Road in Chorley is this excellent opportunity for investors. Planning permission has been approved to convert the basement into a self-contained two bedroom apartment, comprising an open-plan living/kitchen area, two bedrooms and a bathroom. Substantial preparatory works have already been completed, including a full basement dig, insulation, concrete floor slab and full tanking system. Structural works are also in place, with additional framing and RSJ steel supports installed for two load-bearing walls.

The sale further benefits from a range of materials already on site, including plasterboard and insulation boards, one pallet of floor tiles, and over £6,500 worth of underfloor heating.

We strongly advise that all interested parties make their own enquiries with the local authority to confirm planning details. Once completed, the property is expected to achieve a rental income of approximately £800 per calendar month, with use of the garden included.



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### Lower Ground Floor

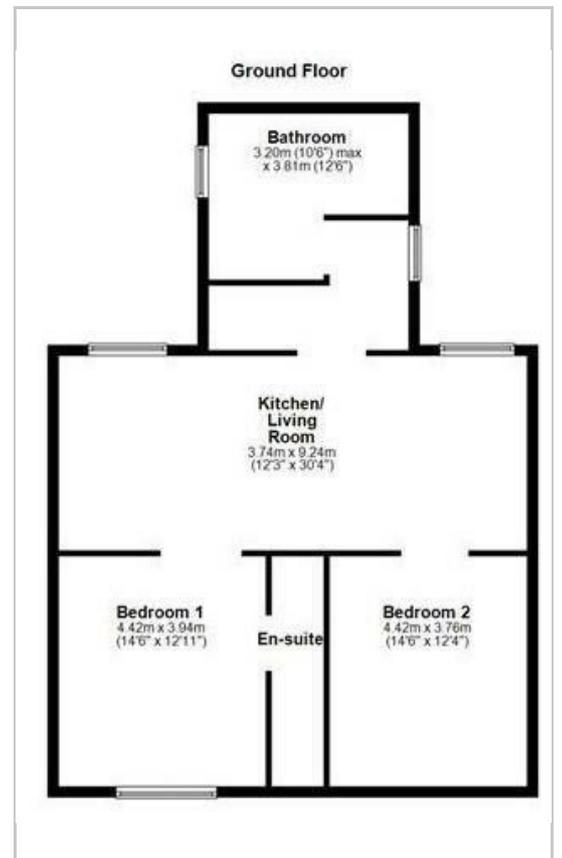
Cellar in the process of being converted to flats, has wiring for electric.

### Rear Garden

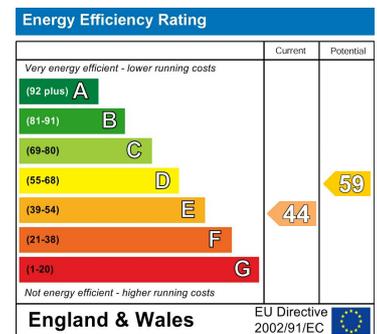
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.