



20 Weavers Court,

Asking Price Of £99,500

2 Bedrooms

* FOR SALE TO INVESTORS ONLY* This 2 bedroom TENANTED first floor apartment with large lounge, separate kitchen with integrated appliances and great size double bedroom along with an ample single and bathroom.
Allocated parking to the rear.



ENTRANCE HALLWAY

Laminate flooring, single radiator. Solid wood doors to all rooms



LOUNGE

15' 2" x 10' 11" (4.64m x 3.34m) Downlights, single and double radiator and double glazed window to rear aspect. Feature fireplace with electric insert, great size, ideal for a small table too.



KITCHEN

9' 11" x 6' 9" (3.03m x 2.08m) Fitted wall and base units with integrated fridge/freezer, dish washer and washer dryer. 4 ring hob and extractor, oven and stainless steel basin and drainer. Partially tiled splash backs, down lighting, single radiator and double glazed window to rear aspect.

BATHROOM

6' 5" x 6' 1" (1.96m x 1.87m) Three piece white suite with W.C, wash hand basin with partially tiled splash back, bath with shower and shower screen, partially tiled elevations and heated towel rail.



BEDROOM

14' 9" x 9' 6" (4.50m x 2.90m) Carpeted with fitted wardrobe, double glazed window to front aspect and double radiator. There is a TV socket point and phone line socket point.

BEDROOM TWO

9' 2" x 9' 6" (2.80m x 2.90m) Carpeted, single radiator and double glazed window to front aspect.



MORTGAGE

If you would like a Free Mortgage Consultation our Financial Adviser will be able to meet with you discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.

Service Charge (PA) £2,328

Ground Rent (PA) £250

Council Tax Band (Chorley Borough Council) B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		