

# GUILDHALL

SALES & LETTINGS



## 21 Maple House Denham Wood Close , Chorley, PR7 2WD

**\*\*A WELL PRESENTED FIRST FLOOR APARTMENT\*\***

This beautifully presented, deceptively spacious two bedroom first floor apartment is being proudly welcomed to the market in the highly sought after area of Chorley. Benefiting from off road parking, neutral décor and modern fixtures and fittings, this property is the ideal purchase for investors with the opportunity to buy with a sitting tenant. Situated conveniently close to bus routes, amenities and network links to Preston, Chorley centre and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious open plan living kitchen, two bedrooms and a three piece bathroom suite. Externally there is off road parking and communal gardens surrounding the complex.

Deposit: £865  
Holding Fee: £173

**£750 PCM**

# 21 Maple House Denham Wood Close

, Chorley, PR7 2WD



- First Floor Apartment
- Communal Gardens & Parking
- Neutral Decor Throughout
- Great Investment Opportunity
- Leasehold
- EPC Rating B

## First Floor

### Hallway

12'6 x 6'1 (3.81m x 1.85m)

### Open Plan Living Kitchen

21'2 x 11'9 (6.45m x 3.58m)

### Bedroom One

13'6 x 9'2 (4.11m x 2.79m)

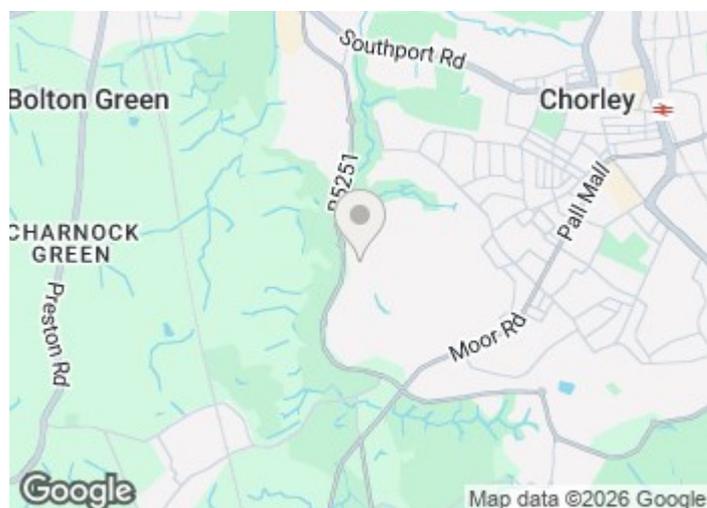
### Bedroom Two

11'5 x 6'5 (3.48m x 1.96m)

### Bathroom

9' x 6'1 (2.74m x 1.85m)

## External



Directions



# Floor Plan

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.

441 Blackpool Road, Preston, PR2 2LE  
Tel: 01772769999 Email: [info@guildhalllettings.co.uk](mailto:info@guildhalllettings.co.uk) <https://guildhalllettings.co.uk/>

