



redrose

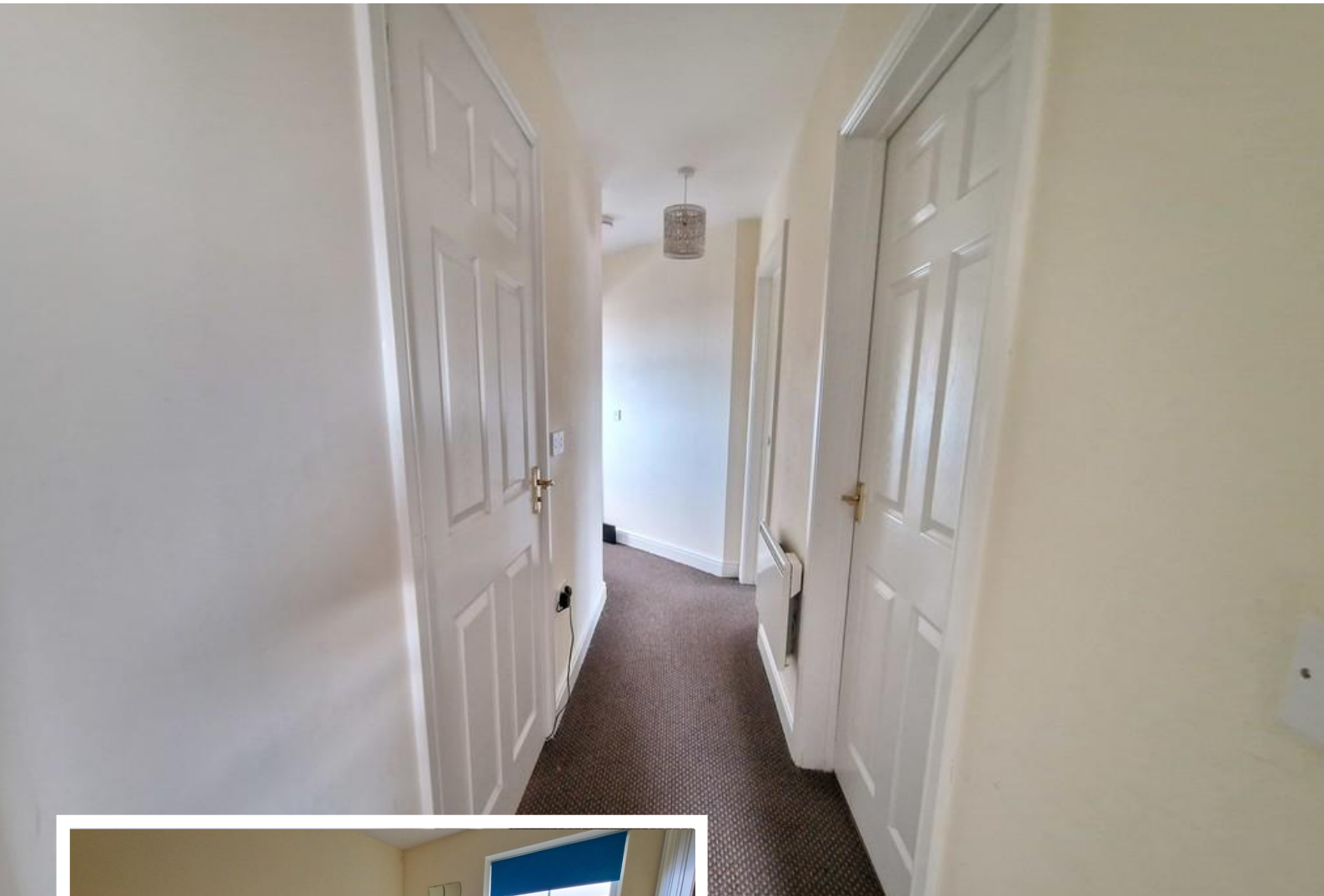
44 Keepers Wood Way
 , Chorley, PR7 2FU

NEW PRICE.....This two-bedroom first floor apartment located on the much sought after Gillibrands Estate. The property is within commuting distance of all major northwest towns and cities via local motorways (M6 & M61) plus benefiting from good local schools and local amenities. The property has a door entry system, internally, the apartment briefly comprises of an entrance hallway, spacious open plan kitchen/lounge/dining room, with fitted wall and base units and some integrated appliances. Spacious master bedroom with en-suite and fitted wardrobes, second double bedroom, and family bathroom with a white three-piece suite. The property also comes with one allocated parking space and communal parking.. No chain delay.

Asking Price Of £110,000

EPC Rating '66D'





Property Description

COMMUNAL ENTRANCE

Accessed via secure buzzer entry leading to well maintained communal entrance of only 6 apartments.

HALLWAY

Panelled doors to bedrooms, bathroom and lounge, double glazed window to rear, panelled door to storage cupboard and airing cupboard. wall mounted electric heater, intercom system and ceiling light point.

MASTER BEDROOM

10' 2" x 9' 6" (3.12m x 2.91m) Double glazed window to front, fitted wardrobes, ceiling light point, wall mounted electric heater, fitted wardrobe and panelled door to en-suite.

BEDROOM TWO

12' 1" x 7' 10" (3.69m x 2.40m) Double glazed window to front, ceiling light point and wall mounted electric heater

BATHROOM



6' 6" x 7' 3" (1.99m x 2.23m) Three piece bathroom suite with low level WC, wash hand basin, bath . Double glazed window to rear, tiled flooring and downlights.

KITCHEN

6' 5" x 11' 9" (1.97m x 3.59m) Range of wall and base units, integrated washer/dryer, single oven, 4 ring electric hob, integrated fridge/freezer, larder unit, tiled flooring and downlights. Double glazed window to rear. The kitchen is open plan leading to the dining/lounge area.

LOUNGE/DINING ROOM

15' 7" x 11' 10" (4.77m x 3.61m) Double glazed Juliet window to front, electric wall mounted heater and ceiling light point.

EN-SUITE

Three piece suite with fully tiled shower cubicle, low level WC and wash hand basin. Tiled flooring and ceiling light point.

GARAGE

The garage is situated to the rear of the property



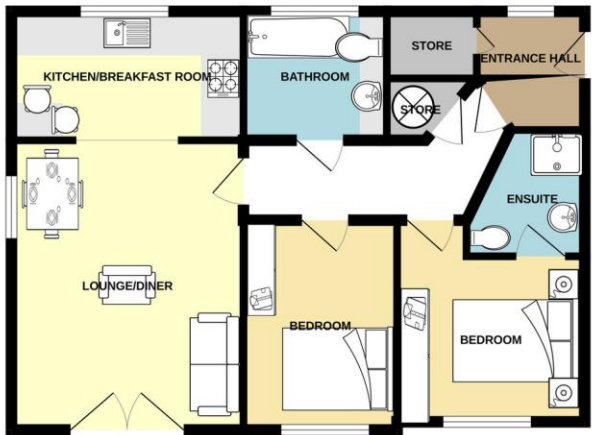
Property situated on the coalfield with limited mobile coverage Property being sold with tenant in situ/investment sale only

Chorley's increasingly popular Yarrow Valley Country Park is a 700-acre facility with a visitor centre built using Heritage Lottery funds. Yarrow Valley Country Park has been awarded Green Flag status for the fifth year in a row!





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and other parts are approximate and no responsibility is taken for any error. Dimensions of the building are for guidance only. The plan is for information purposes only and should not be used for any other purpose.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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