

# GUILDHALL

SALES & LETTINGS



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## Park Road

, Chorley, PR7 1QU

£150,000



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

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

Nestled on the vibrant Park Road in Chorley, this charming apartment boasts three well-proportioned bedrooms, providing ample space for family living or potential rental income. The bathroom features a four-piece suite, ensuring both comfort and convenience for residents.

The location on Park Road is ideal, with easy access to local amenities, schools, and transport links, enhancing its appeal for both residential and commercial tenants. This property not only offers a comfortable home but also the potential for a lucrative investment, making it a rare find in the current market. Whether you are looking to expand your property portfolio or seeking a new venture, this house with its commercial spaces is certainly worth considering.

For further information, please contact the office at your earliest convenience.



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## First Floor

### Reception Room

2 X UPVC double glazed window, central heating radiator, ceiling rose, coving, log burner, slate hearth.

### Kitchen

UPVC double glazed window, central heating radiator, 6 x spotlight points, range of wall, drawer and base units, composite sink with mixer tap, laminate units, built-in double oven, Island with 4 ring electric hob, extractor hood.

### Bathroom

UPVC double double glazed frosted window, 6 x spot light points, extractor, tiled walls, single shower, dual flush WC, pedestal wash basin and mixer tap, inset bath with mixer tap, lino floor.

### Bedroom One

UPVC double glazed window, central heating radiator.

### Bedroom Two

UPVC double glazed window, central heating radiator, laminate floor.

### Bedroom Three

UPVC double glazed window, central heating radiator.

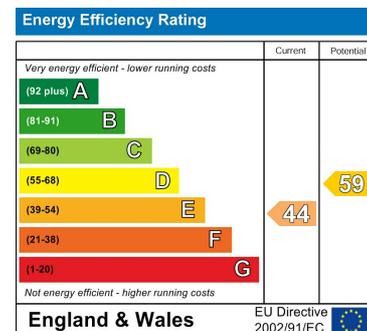
## Area Map



## Floor Plans



## Energy Efficiency Graph



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