



Booth Avenue, Chorley, Lancashire

Offers in excess of: £260,000

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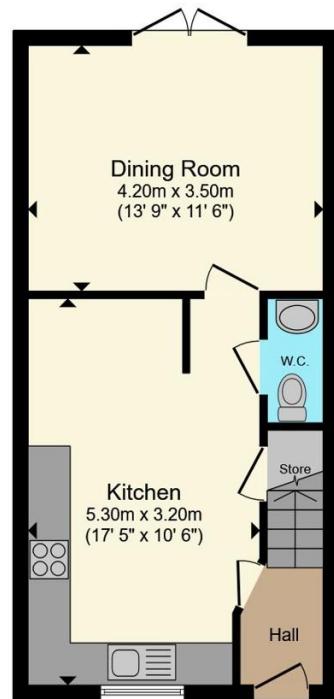




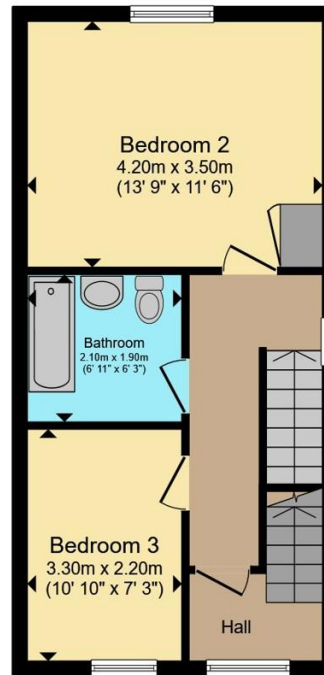


Nestled in the heart of a popular area on the outskirts of Chorley, this beautifully presented FREEHOLD home is being welcomed to the property market. This property is a 2019 Taylor Wimpey build with stylish interiors. Situated within a stone's throw away from Yarrow Valley Country Park and within close proximity to Duxbury Woods perfect for family walks and picnics! The property comprises briefly, to the ground floor; entrance to the hallway with stairs leading to the first floor, downstairs W.C, modern fitted kitchen diner with integrated appliances and lounge with French doors onto the rear garden. To the first floor is a landing with doors leading to two bedrooms, and a three-piece family bathroom suite. To the second floor there is the master bedroom which features an en-suite shower room and fitted wardrobes. Externally, there is a landscaped garden to the rear and a driveway providing off road parking with an EV charger. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

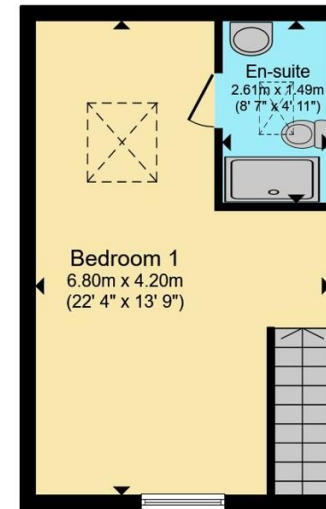




Ground Floor



First Floor



Second Floor

Total floor area 104.8 m² (1,128 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£15.50**

Years Left on Lease: **NA**

Ground Rent: **NA**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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