



redrose

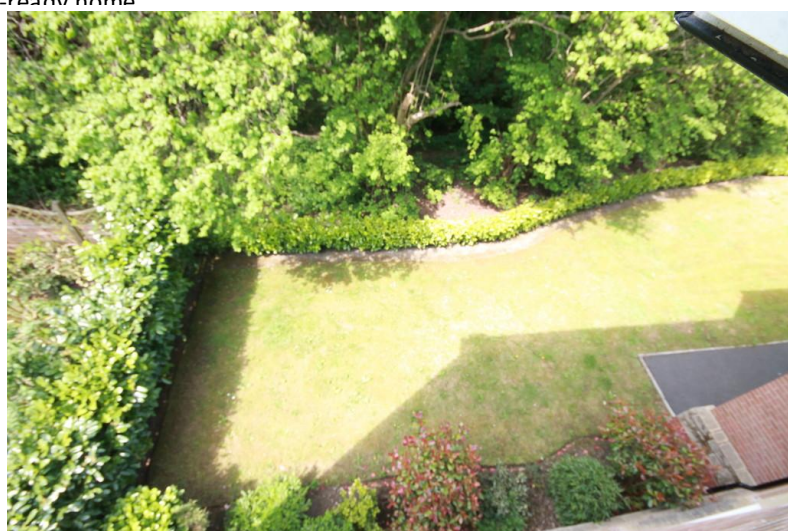
10 Old Wood Close

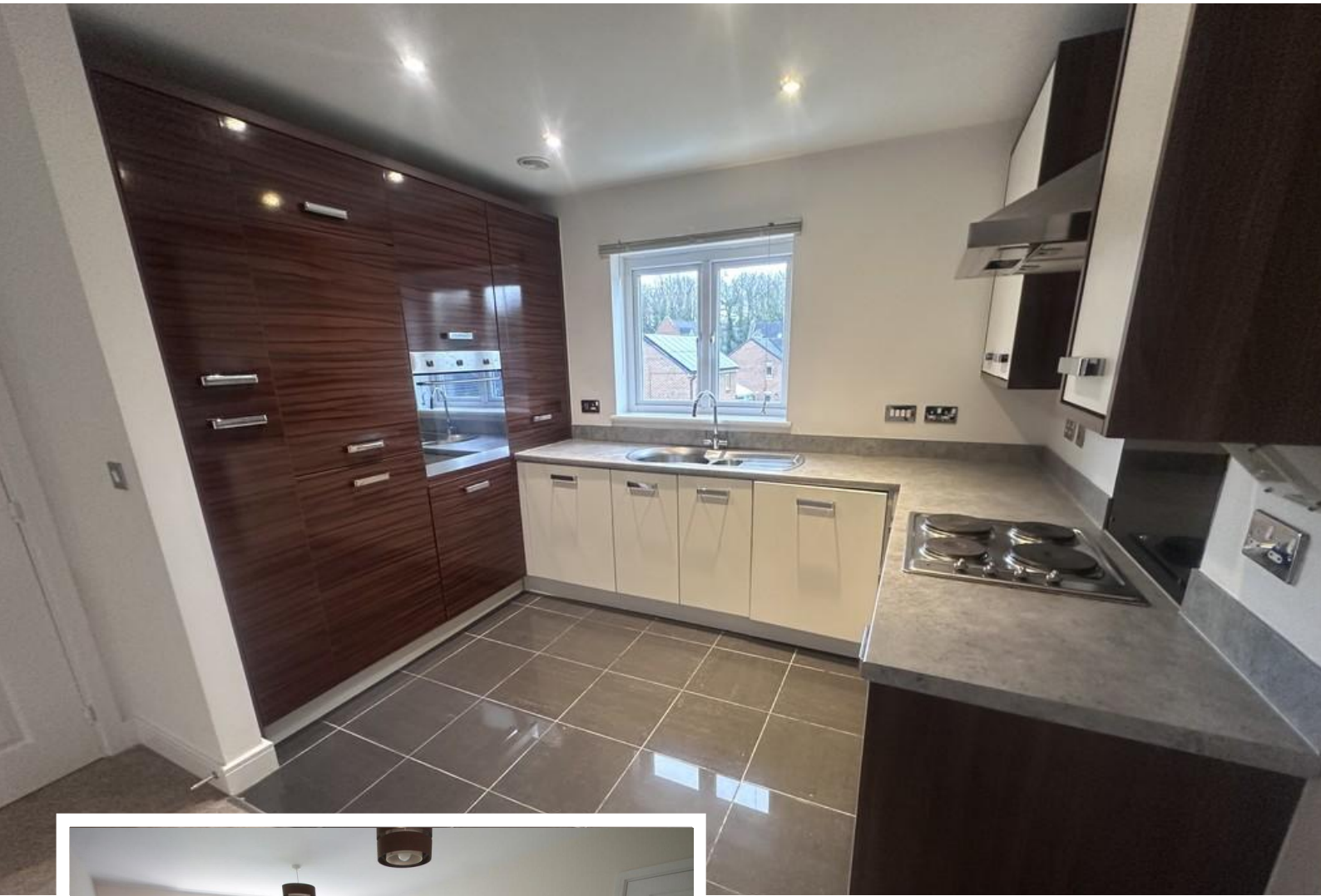
Gillibrand, Chorley, PR7 2FZ

A beautifully presented top-floor apartment situated in the highly sought-after Gillibrand North area of Chorley, offering bright and spacious accommodation ideal for a professional couple or individual. The property features a welcoming entrance hallway leading to a light and airy open-plan lounge, seamlessly connected to a modern fitted kitchen complete with integrated appliances and white goods. There are two generous bedrooms, with the master benefiting from built-in wardrobes and a contemporary ensuite shower room. A further family bathroom with a white three-piece suite and shower over bath completes the accommodation. Externally, the property includes allocated parking, adding convenience to this stylish and move-in-ready home.

Guide Price £115,000

EPC Rating '68D'





Property Description

2 BEDROOM TOP FLOOR APARTMENT– OLD WOOD CLOSE,
GILLIBRAND NORTH, CHORLEY

This well-presented top floor apartment is located in the highly sought-after area of Gillibrand North, Chorley, offering modern, spacious accommodation ideal for a professional couple or individual. The property briefly comprises a spacious entrance hallway leading to a bright and airy open-plan lounge, with a modern fitted kitchen including integrated appliances and white goods. There are two generous bedrooms, with the master bedroom benefiting from built-in wardrobes and a modern en-suite shower room. A further family bathroom is located off the hallway and features a white three-piece suite with a shower over bath. Externally there is allocated parking. Call Redrose on 01772 456558 to book a viewing!





HALLWAY

A welcoming hallway with access to the bedrooms, bathroom and open lounge/diner/kitchen. Storage cupboard housing the water cylinder and cupboard housing the electric fuse box.

LOUNGE/DINER/KITCHEN

22' 8" x 10' 9" (6.91m x 3.28m) An spacious open plan lounge/diner/kitchen. The kitchen is fitted with a range of walnut wall and base units with complimentary work surfaces over. Bowl and half sink with drainer and mixer tap. Integrated electric oven with four ring gas hob with extractor hood and curtesy light over. Fridge and Freezer and washing machine. Two double glazed windows, electric radiator and two double glazed windows.



MASTER BEDROOM

11' 6" x 9' 6" (3.51m x 2.9m) A spacious master bedroom with double glazed window overlooking the front, electric heater and built in wardrobes.

ENSUITE

Fitted with a three piece suite comprising walk in tiled shower cubicle with fold in glazed screen. Wash hand basin with mixer tap and low Level W.C. Shaver point and extractor fan.

BEDROOM TWO

9' 10" x 7' 6" (3m x 2.29m) Another double bedroom with double glazed window to the front and electric heater.

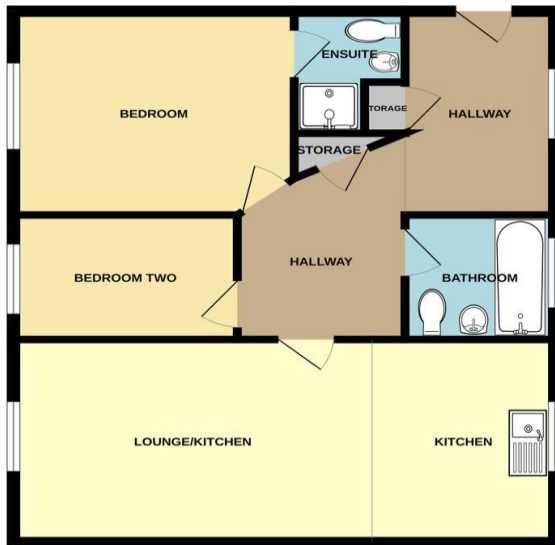
BATHROOM

Fitted with a three piece in white comprising of panel bath with high level shower fitting and glazed screen and mixer tap, pedestal wash hand basin and mixer tap along with Low Level W.C. Part tiled walls, double glazed frosted window and heated chrome towel radiator.

MORTGAGES

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.

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA - 658 sq ft. (61.1 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, extents and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 0006

LOCATION

Situated within the highly sought-after Gillibrand area of Chorley, this property occupies a desirable residential setting popular with families and professionals alike. The area benefits from excellent local amenities, well-regarded schools and nearby green spaces, all within easy reach of Chorley town centre and its range of shops, cafés and leisure facilities. Superb transport links are available via the M61 motorway network and Chorley train station, providing convenient connections to Preston, Bolton and Manchester ideal for commuters. Combining convenience with a pleasant suburban atmosphere, Gillibrand continues to be one of Chorley's most desirable residential locations.

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