



**Guernsey Avenue  
Buckshaw Village  
Chorley  
Lancashire  
PR7 7AH**

**Offers In Excess Of £110,000**

**bettermove**

# Guernsey Avenue Chorley

Bettermove are proud to present this 2 bedroom flat in Chorley available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has off street parking available via the allocated residents parking.

The council tax band is B.

This is a leasehold property with 155 years on the lease from 2003; the service charge is approximately £100pcm.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms, 1 en-suite and the main bathroom.

Located in the popular town of Chorley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M61, M6 and local bus routes.

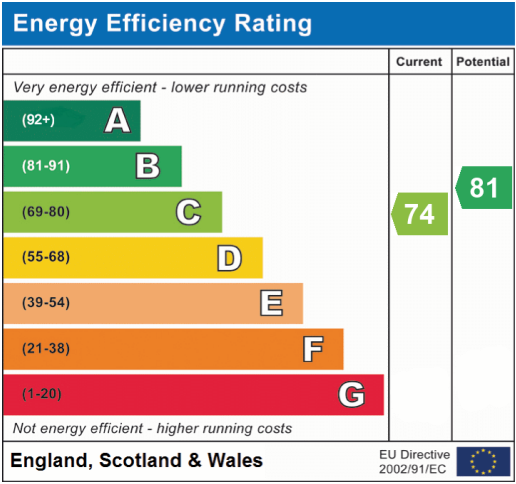
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.









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