



***9 Maple House, Denham Wood Close  
Gillibrand North, Chorley  
£118,950***



This **TWO BEDROOMED SECOND FLOOR APARTMENT** was completed in 2004 by Redrow Homes and is situated in a most pleasant and sought after block paved courtyard with communal gardens, enjoying double aspects with beautiful countryside views.

The property, which is warmed by off peak electric heating, has Georgian style uPVC double glazed windows, fitted kitchen with integrated appliances and allocated car parking.

The apartment is being offered for sale **CHAIN FREE**.

*Directions: From Chorley Town Hall, turn right onto St.Thomas's Road. Continue along into Southport Road and turn left into Ackhurst Road, opposite the Gate House at the park entrance. Proceed along, passing Chorley Nissan, to the roundabout following the signs for Gillibrand. Continue along the bypass and at the first roundabout turn left into Burgh Wood Way, first right into Keepers Wood Way, and first right again into Denham Wood Close. Turn right into the courtyard and then left and the property is straight facing.*

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297 The Green  
Ecclestone  
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Lancashire  
PR7 5TS  
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22 Town Road  
Croston  
Preston  
Lancashire  
PR26 7RB  
Tel: 01772 601092

10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
Tel: 01257 481203

*The Accommodation Comprises*

Communal Entrance

A Georgian entrance with security entrance door.

Common Hallway

Warmed by an off peak storage heater; post boxes; wall to wall fitted carpeting; understairs storage containing the electricity supply units; stairs to first and second floors.

**SECOND FLOOR**

Balustraded Landing

Fully carpeted; entrance door to the private apartment.

Hall

Georgian style uPVC double glazed window overlooking the local countryside; wall to wall fitted carpeting; fitted door mat.

Internal Hall

Wall to wall fitted carpeting; security telephone; power points; off peak storage radiator; loft access; built-in storage cupboard containing the *Redring LWC Direct* unvented hot water storage system.

Master Bedroom

4.15m x 2.76m  
13'8 x 9'1

These are maximum measurements; wall to wall fitted carpeting; Georgian style uPVC double glazed window; telephone socket; power points; wall mounted panelled convector heater.



Bedroom Two

3.53m x 1.99m  
11'7 x 6'6

Wall mounted convector heater; wall to wall fitted carpeting; power points; Georgian style uPVC double glazed window.

Roof Space

An excellent roof storage space which has been part boarded.

## Bathroom

2.76m x 1.85m  
9'1 x 6'1



A surprisingly good sized bathroom fitted with a three piece modern suite in white incorporating a twin gripped panelled bath with an *Aqualisa* electric over shower and glass screen; pedestal wash hand basin; close coupled WC; fully tiled to bath and shower area continuing round to form matching part tiled walls; wall to wall fitted carpeting; chromed ladder style heated towel rail/radiator; multi volt shaver point; Georgian style uPVC double glazed window.

## Living Room/ Kitchen Area

6.43m x 3.56m  
21'1 x 11'8



The cooking area is fitted with a modern range of wall and base units including a brushed stainless steel chimney hood and matching splashback behind the four ring electric hob, under oven and grill; laminate worktops with matching edging; inset stainless steel sink with vegetable preparation area; Georgian style uPVC double glazed windows overlooking the lovely Yarrow Valley to Charnock Richard; integrated fridge and freezer; matching frosted glass cabinet; matching laminate splashbacks; power points; plumbed for automatic washing machine; electric cooker point; under worktop switch controls; laminate flooring which extends into the living area which is warmed by two off peak storage radiators; power points; telephone socket; television socket.



