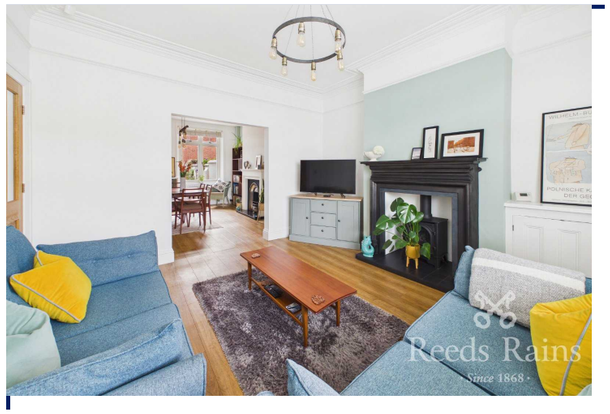
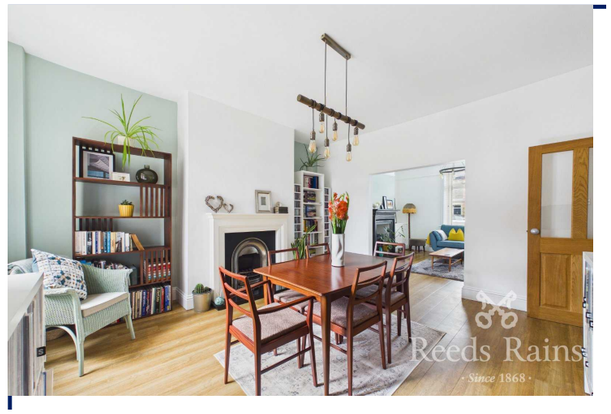
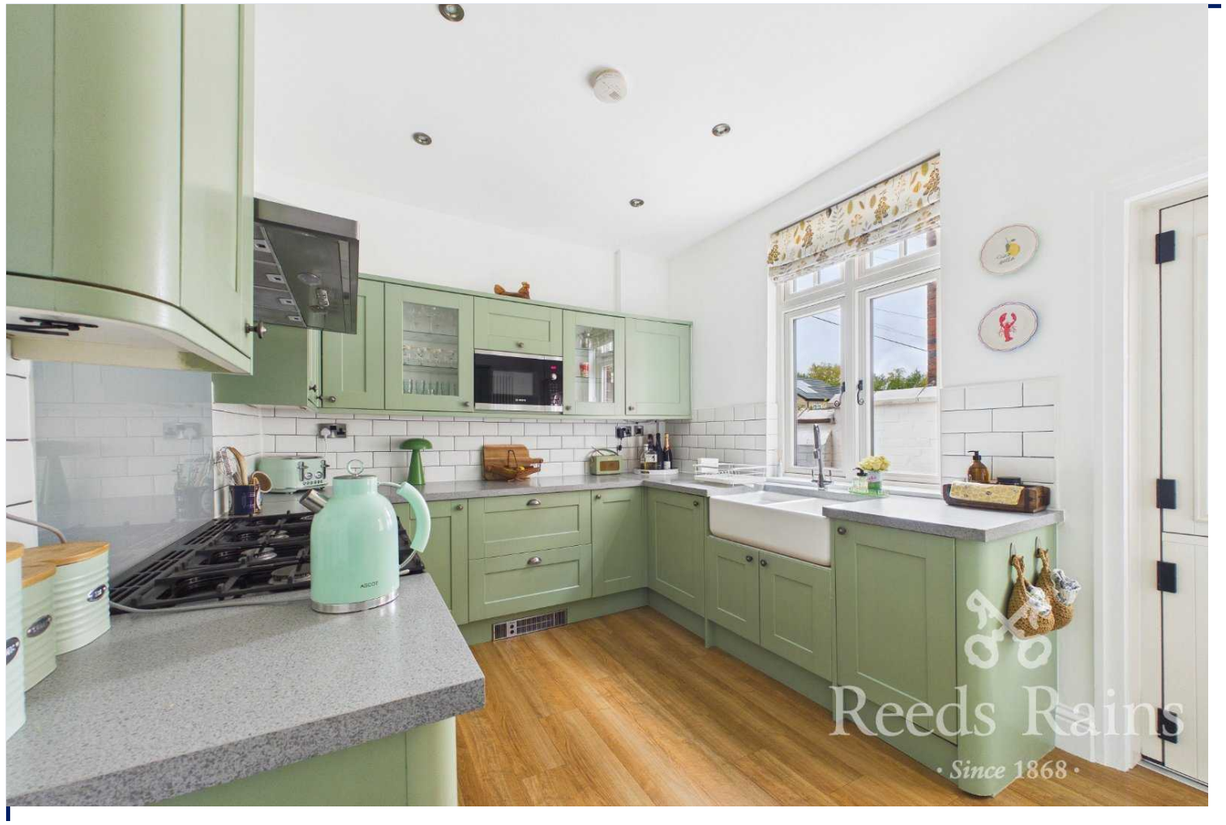
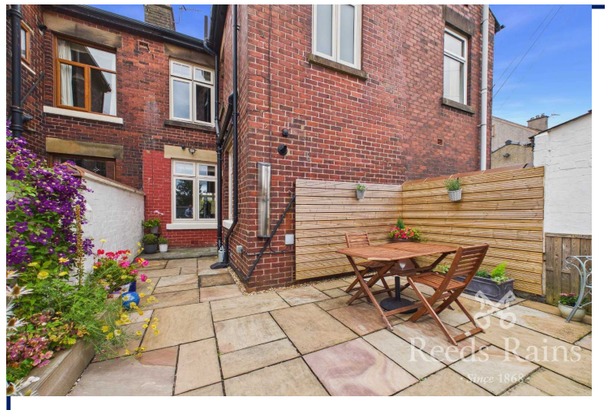


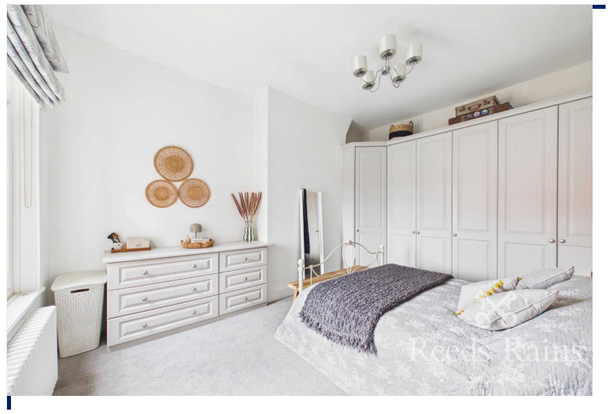














Victoria Terrace, Abbey Village,
Chorley, Lancashire, PR6

Asking Price: £310,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Victoria Terrace, Abbey Village, Chorley, Lancashire, PR6

Asking Price: £310,000 Leasehold

Council Tax Band: B
EPC Rating: D

VERY WELL PRESENTED AND SPACIOUS PROPERTY LOCATED IN THIS POPULAR VILLAGE LOCATION Presented to a very high standard throughout this mid terraced property is split over three floors and needs to be viewed to appreciate fully. On the ground floor there is a welcoming entrance hallway that provides access to two well proportioned reception rooms as well as a fitted kitchen with integrated appliances. On the first floor there is a four piece bathroom and three bedrooms, two of which are doubles and the main has access to ensuite facilities. On the top floor there is a further bedroom which is currently set up as a snug. There is an enclosed garden area to the front and to the rear a very well maintained patio area providing a pleasant space in which to sit and relax. The property also benefits from a larger than average garage with unrestricted access. The village is popular as it provides excellent access to some beautiful walks, local shops and transport links, including bus stops and the motorway network including the M6, M61 and M65. Call now to arrange your viewing.

Ground Floor

Entrance Porch
Accessed by a double glazed door with double glazed window above. Original tiled floor. Decorative coved ceiling. Glazed door leading to the hallway.

Reception Hallway
Radiator. Wooden floor. Stairs leading off to the first floor accommodation. Decorative coved ceiling. Doors leading off to the lounge and dining room.

Lounge
12'9" x 13' (3.89m x 3.96m)
Front facing double glazed window. Gas fire with attractive surround and mantlepiece. Cast iron style radiator. Decorative coved ceiling. Wooden floor. TV point. Access to the dining room.

Dining Room
14'5" x 13'6" (4.4m x 4.11m)
Rear facing double glazed window. Living flame coal effect gas fire with surround and mantelpiece. Cast iron style radiator. Wooden floor. Access to the kitchen.

Kitchen
12'11" x 9'5" (3.94m x 2.87m)
Side facing double glazed window and double glazed stable style door leading to the garden. Range of wall and base units with worktop surfaces and double Belfast sink unit with mixer tap. Range oven with extractor hood over. Integrated microwave, dishwasher, washing machine and full length fridge and freezer. Part tiled walls and wood floor. Cast iron style radiator. Cupboard concealed gas central heating boiler. Access to the under stairs storage area.

First Floor

Landing
Spacious landing with staircase leading up to the second room. Cast-iron style radiator. Under stairs storage cupboard and additional bespoke storage area. Doors leading off to three bedrooms and the bathroom.

Bedroom One
14'6" x 11' (4.42m x 3.35m)
Rear facing double glazed window. Cast iron style radiator. Range of quality fitted wardrobes. Door leading to the ensuite.

En-Suite
Side facing double glazed window. Three piece suite comprising hand basin, WC and walk-in wet room style shower with additional rainfall showerhead. Tiled walls and floor with underfloor heating. Heated towel rail.

Bedroom Two
12'10" x 10'4" (3.9m x 3.15m)
Double bedroom with front facing double glazed window. Cast-iron style radiator. Decorative fireplace with surround and mantlepiece. Fitted wardrobe.

Bedroom Three
9'4" x 6' (2.84m x 1.83m)
Front facing double glazed window. Cast iron style radiator.

Bathroom
Rear facing double glazed window. Four piece suite with hand basin, WC, shower cubicle and freestanding bath. Heated towel rail. Wooden floor. Extractor fan.

Second Floor

Landing
Double glazed skylight. Door leading off to the bedroom.

Bedroom Four
15' x 11'2" (4.57m x 3.4m)
Two double glazed skylights providing an attractive outlook. Cast-iron style radiator. Eaves storage cupboard.



For full EPC please contact the branch.

Exterior
To the front of the property there is an enclosed garden area and pathway leading to the front door.
To the rear of the property there is a very well maintained enclosed yard providing a pleasant patio area and gated access to the rear.

Parking and Garage
23'8" x 10'10" (7.21m x 3.3m)
Larger than average garage space accessed by an electric roller door. Power and light. The owner of the property has unrestricted access to the garage and can park a car in front of it. Further parking can found to the front of terrace.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.
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All Measurements are Approximate.
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk