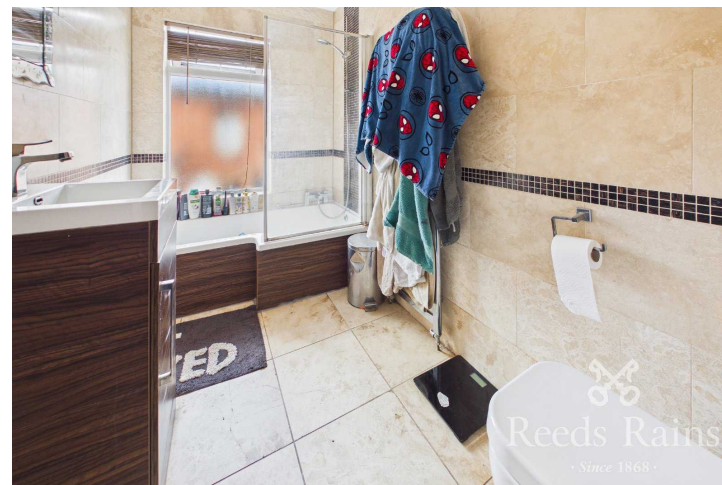




Temperance Street, Chorley,
Lancashire, PR6

Asking Price: £120,000
Freehold

 **Reeds Rains**

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Temperance Street, Chorley, Lancashire, PR6
Asking Price: £120,000 Freehold

Council Tax Band: A
EPC Rating: C

IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY Located just outside the town centre this mid terraced property provides easy access to many local amenities including shops, schools and transport links including bus stops and the train station. The motorway network including the M6, M61 and M65 is also easily accessible. On the ground floor there is an entrance vestibule, spacious lounge and a modern fitted dining kitchen. To the first floor there is a three-piece bathroom and two well proportioned bedrooms. A private enclosed yard can be found to the rear. The property is offered for sale with no onward chain, call now to arrange your viewing.

Ground Floor

Entrance Vestibule

Accessed by a double glazed door. Part tiled walls. Door leading to the lounge.

Lounge

12'7" x 12'4" (3.84m x 3.76m)
Light and spacious reception room with front facing double glazed window. Radiator. Living flame coal effect gas fire with surround and mantelpiece. Coved ceiling. TV point.

Dining Kitchen

11'8" x 10'3" (3.56m x 3.12m)
Rear facing double glazed window and door leading to the rear yard. Range of wall and base units with worktop surfaces and single drainer sink unit with mixer tap. Electric and gas oven points. Plumbed for washing machine and dishwasher. Part tiled walls. Radiator. Cupboard concealed gas central heating boiler. Stairs leading off to the first floor.

First Floor

Landing

Loft access. Doors leading off to the two bedrooms and bathroom.

Bedroom One

11'3" x 10'4" (3.43m x 3.15m)
Well proportioned bedroom with the rear facing double glazed window. Radiator.

Bedroom Two

12'2" x 8'10" (3.7m x 2.7m)
Spacious second bedroom with front facing double glazed window. Radiator. Laminate Floor

Bathroom

Front facing double glazed window. Three-piece suite comprising hand basin, WC and P-shaped bath with shower over. Tiled walls and floor. Heated towel rail. Extractor fan.

Exterior

To the rear of the property, there is a private enclosed yard with a paved patio. Gated access to the rear.

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
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)