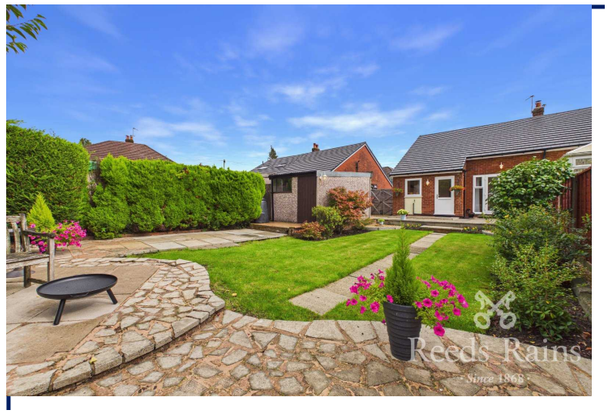




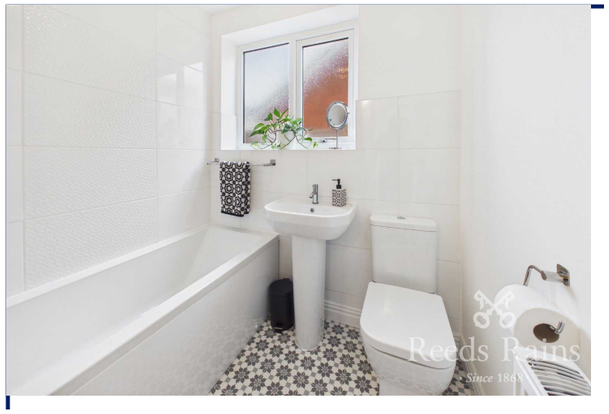












Chelmsford Place, Chorley,
Lancashire, PR7

Offers Over: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Chelmsford Place, Chorley, Lancashire, PR7

Offers Over: £250,000 Freehold

Council Tax Band: C
EPC Rating: C

RECENTLY RENOVATED THROUGHOUT AND OFFERED FOR SALE WITH NO ONWARD CHAIN Located in a very popular area this semi detached bungalow has been fully renovated throughout and needs to be viewed to appreciate fully. Internally there is a welcoming entrance hallway which provides access to a spacious lounge and fitted kitchen. There are three bedrooms and a three-piece bathroom. Well maintained gardens can be found to both the front and rear and a side driveway provides off-road parking and access to the garage. The true bungalow is located in a very popular residential area within walking distance of Chorley town Centre. Local shops, various transport links and the popular Astley Park are all easily accessible.
Some of the work that has been undertaken includes new roof, soffits, facias, gutters and downpipes, Worcester Bosch boiler and heating system, complete rewire/consumer unit, kitchen and bathroom, UPVC windows and doors, re-plaster and/or skimming throughout, internal woodwork and doors, carpets and flooring, garage roof and canopy over the front door The bungalow is offered for sale with no onward chain, call now to arrange your viewing.

Ground Floor

Reception Hallway
Welcoming entrance hallway accessed by a double glazed door. Radiator. Store cupboard. Laminate floor. Doors leading off to the lounge, kitchen, three bedrooms and bathroom.

Lounge
15'10" x 10'3" (4.83m x 3.12m)
Spacious and well presented lounge with front facing double glazed window. Radiator. TV point.

Kitchen
9'10" x 8'10" (3m x 2.7m)
Rear facing double glazed window and door providing access to the private rear garden. Range of wall and base units with worktop surfaces and single drainer ceramic sink unit with mixer tap. Integrated electric oven and electric hob with extractor hood over. Plumbed for washing machine. Part tiled walls. Radiator.

Bedroom One
12'11" x 10'4" (3.94m x 3.15m)
Rear facing double glazed French doors providing access to the rear garden. Two radiators.

Bedroom Two
9'9" x 9' (2.97m x 2.74m)
Second double bedroom with front facing double glazed window. Radiator. Laminate floor.

Bedroom Three
7'9" x 6'8" (2.36m x 2.03m)
Side facing double glazed window. Radiator. Laminate floor.

Bathroom
Side facing double glazed window. Three piece suite comprising hand basin, WC and panelled bath with shower over. Part tiled walls. Radiator. Extractor fan. Store cupboard.

Exterior
To the front of the property there is a wall enclosed garden area and a side driveway, accessed by metal gates provides off-road parking as well as access to the garage via double wooden gates.

To the rear of the property there is a private enclosed and generously proportioned garden area with paved patios and lawn. Outside tap and external weatherproof power sockets.

Garage
13'9" x 8'1" (4.2m x 2.46m)
The concrete sectioned garage is accessed by double wooden doors, it has power and light.

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.

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.



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