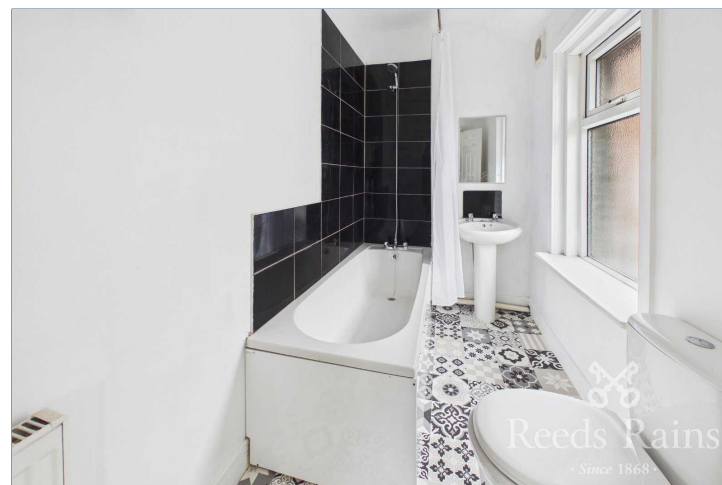




Worthy Street, Chorley, Lancashire,
PR6

Asking Price: £160,000
Leasehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £160,000 Leasehold

Council Tax Band: B
EPC Rating: D

SEMI DETACHED PROPERTY WHICH HAS BEEN FRESHLY DECORATED AND CARPETED IN PLACES Conveniently located to access the town centre this semi detached property has just undergone some updating and needs to be viewed to appreciate fully. On the ground floor there is a spacious lounge, bay fronted dining room and a newly fitted kitchen. To the first floor there is a three-piece bathroom and three bedrooms, two of which are doubles. A private side garden area provide an environment in which to sit and relax. Local shops, schools and transport links are all easily accessible. Call now to arrange your viewing. Offered for sale with no onward chain.

Ground Floor

Entrance Area

Accessed by a double glazed door. Stairs leading off to the first floor and doors leading to the lounge and dining room.

Lounge

17'7" x 12' (5.36m x 3.66m)
Spacious reception room with front facing double glazed window. Radiator. TV point. Door leading to the kitchen.

Kitchen

13'1" x 5'7" (4m x 1.7m)
Side facing double glazed window and door leading to the garden area. Range of newly fitted wall and base units with worktop surfaces and stainless steel single drainer sink unit with mixer tap. Integrated electric oven and hob with extractor hood over. Radiator. Part tiled walls. Under stairs storage cupboard. Further storage area with double glazed window, wall mounted gas central heating boiler and plumbing for washing machine.

Dining Room

13'3" x 9'7" (4.04m x 2.92m)
Further well proportioned reception room with front facing double glazed bay window. Radiator.

First Floor

Landing

Rear facing double glazed window. Doors leading off to the bedrooms and bathroom.

Bedroom One

12'4" x 12'2" (3.76m x 3.7m)
Double bedroom with front facing double glazed window. Radiator. Attractive cast iron decorative fireplace and mantelpiece.

Bedroom Two

13'1" x 9'2" (4m x 2.8m)
Second double bedroom with front facing double glazed window. Radiator. Loft access.

Bedroom Three

7'10" x 7'1" (2.4m x 2.16m)
Side facing double glazed window. Radiator.

Bathroom

Rear facing double glazed window. Three-piece suite with hand basin, WC and panelled bath with mixer tap and shower extension. Part tiled walls. Extractor fan.

Exterior

Private side garden area with artificial lawn. Outside tap. Gated access to the front.

Tenure

Leasehold
Date : 12 April 1927
Term : 999 years (less 10 days) from 1 May 1925
Ground Rent - £2.50 per year

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.



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