


**Preston Road, Chorley, Lancashire**

Offers in excess of: £170,000

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COATS


Bread



This spacious end terrace is within walking distance of Chorley town centre, well regarded schools and the beautiful Astley Park. Also, easily within reach are transport links including bus stops, train station and motorway links including the M61, M6 and M65. Internally to the ground floor there is a lounge, dining room and kitchen. To the first floor there is a three-piece family bathroom and three bedrooms. To the front a driveway providing off road parking. To the rear there is parking for up to three vehicles, as well as access to a large garage which provides ample storage and a yard space. The property also benefits from being sold with on-ward chain, a full re-roof and solar panel installation in 2024

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





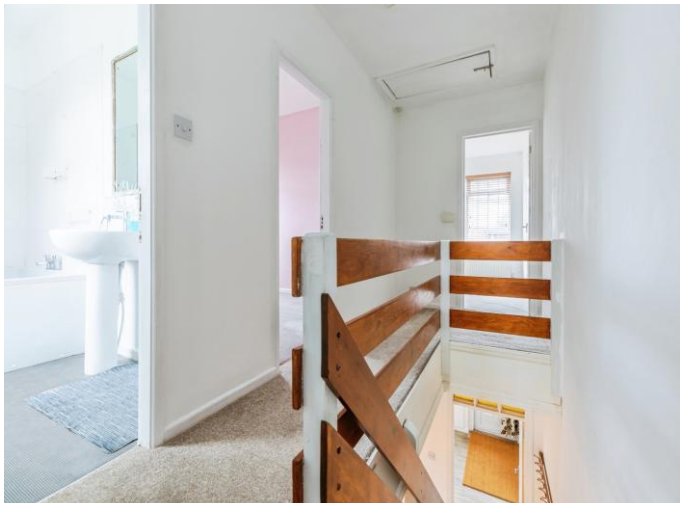



Total floor area 122.0 m² (1,314 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **NA**

Years Left on Lease: **NA**

Ground Rent: **NA**

Viewing by appointment

T: 01257 262806
E: chorley@bridgfords.co.uk
16-18 High Street, Chorley, Lancashire, PR7 1DN

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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