

Moor Road, Chorley

PR7 2NG

In Excess of £115,000



Period mid terrace with three bedrooms which would make an excellent first time buy or investment property where you can expect a return in excess of 5%. Available with no upward chain. Enter this garden fronted property via the vestibule with original tiled flooring and into the hallway. The bay fronted lounge is lovely and light, and the equally spacious second reception room has wood burning stove and opens to the kitchen which comprises a range of wall and base units with gas hob, electric oven and grill and space, power and plumbing for appliances. Step outside into the west facing courtyard garden with brick storage and access for bins etc. To the first floor the largest bedroom boasts an original fireplace and there are two comfortable single bedrooms. Bathroom one comprises mixer shower in cubicle, wash hand basin, wc, bath, tiled elevations and ladder heated towel rail. Bathroom two comprises wash hand basin and wc with combi boiler in airing cupboard. Close to primary transport routes, schools and town centre amenities as well as only being a short walk from Yarrow Valley Park, this property has plenty to offer. Do give us a call to arrange a viewing and make it yours. Council tax A, EPC D, Freehold.



# 264 Moor Road

Chorley, Chorley

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Tenure: Freehold

- Excellent first time buy or investment
- No upward chain
- Two reception rooms
- Three bedrooms
- Mid terrace property
- Media tour



**HOME TRUTHS**  
SALES AND LETTING AGENT

**Eccleston Branch**

265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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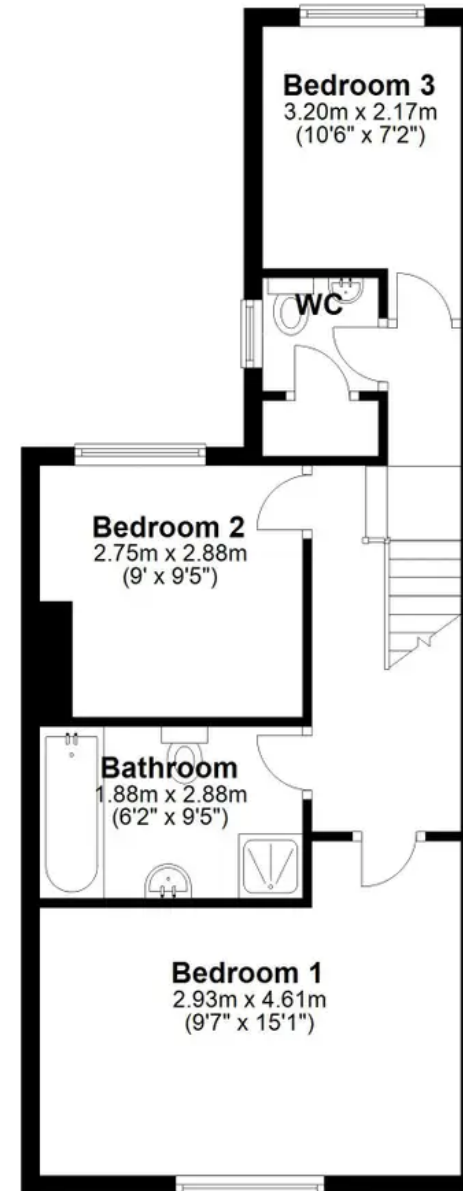
## Ground Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



## First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 93.3 sq. metres (1004.8 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.