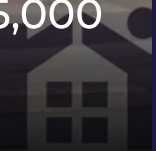


Moor Road, Chorley

PR7 2NG

In Excess of £125,000





A fantastic opportunity to restore this period mid terrace with three bedrooms into an excellent home or investment property. Available with no upward chain and vacant possession ... are you ready to restore this home which has been in the family for 100years since new? 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 positioned to the front of the property and is accessed through an archway from reception room 2 which is situated to the rear of the property. This opens to the kitchen which comprises of a range of wall and base units with power for a range of appliances. This is a spacious kitchen which would easily accommodate a dining area for socialising. Step outside from here into the west facing courtyard garden with an out building and access for bins etc. Beyond the rear gateway the area is open as is designated as allotments. The current family have rented, for a minimal fee, the allotment to the rear, "The Pen" for most of the time they have owned the property. Infact at one stage they had 8 allotments... this could be a wonderful opportunity to live the "Good Life". To the first floor the largest bedroom is situated to the front of the property and two further bedrooms, one of which is most definitely a good sized double, face out to the rear. Bedroom 2 currently houses the central heating boiler and hot water tank comfortably so a more modern boiler would also be great there. The bathroom currently comprises of a bath and low level wc and wash hand basin.

A fantastic opportunity to restore this period mid terrace with three bedrooms into an excellent home or investment property. Available with no upward chain and vacant possession ... are you ready to restore this home which has been in the family for 100years since new?

Council Tax band: B

Tenure: Freehold

- Great family home or investment property potential
- Three bedroom period property
- In need of renovation throughout
- Good sized dining kitchen
- Vacant possession and no upward chain



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

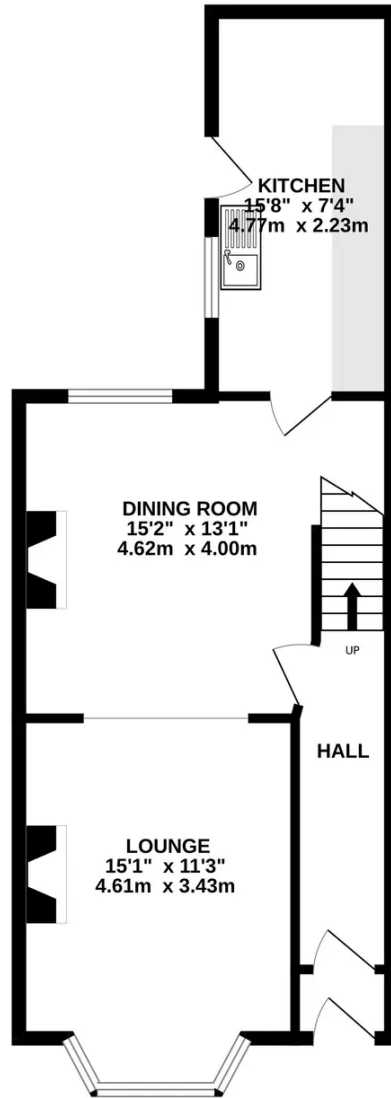
Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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