

Common Bank Lane, Chorley

PR7 1NR

£215,000





Spacious end terrace property on a quiet country lane on the outskirts of Chorley with many period features, multifuel stoves and loft room. Stroll up through the cottage garden to the main entrance and step into the vestibule and from there to the entrance hallway. To the front, the dining room benefits from a multifuel stove, and to the rear the living room is a well proportioned reception room with multifuel stove which heats the back boiler. Leading off is the conservatory and kitchen comprising a range of wall and base units with space, power and plumbing for appliances. Externally the garden, which is currently rented from United Utilities for £0, is flagged with crushed slate to create a lovely private seating area. Back inside to the first floor are two double bedrooms and a comfortable single with the family bathroom comprising claw foot roll top bath, wash hand basin, wc, electric shower in cubicle and ladder heated towel rail. To the second floor is the loft room which is currently used for storage and could, subject to the necessary permissions be an additional bedroom. Close to primary transport routes, town centre amenities and countryside walks and with over 1400 square feet of accommodation, this property has plenty to offer. Please note that there is no central heating at the property.



Spacious end terrace property on a quiet country lane on the outskirts of Chorley with many period features, multifuel stoves and loft room.  
Council Tax band: A

Tenure: Freehold

- Over 1400 square feet of accommodation
- Two large reception rooms
- Three good sized bedrooms
- Period features
- Loft room
- Media tour



**Eccleston Branch**

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**Coppull Branch**

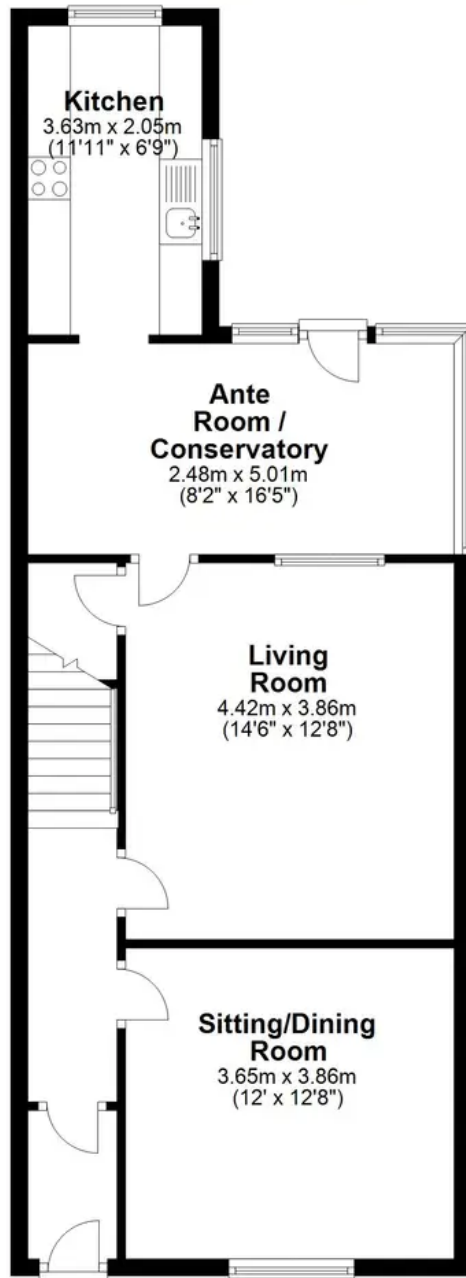
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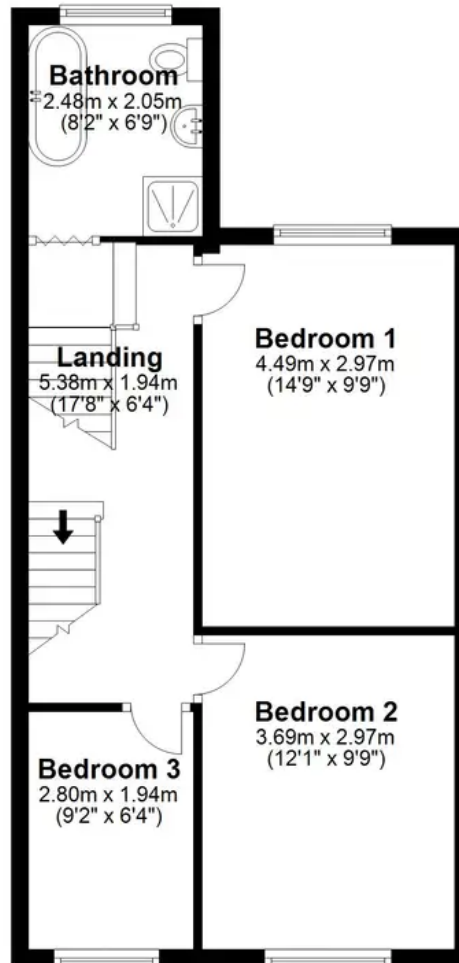
## Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



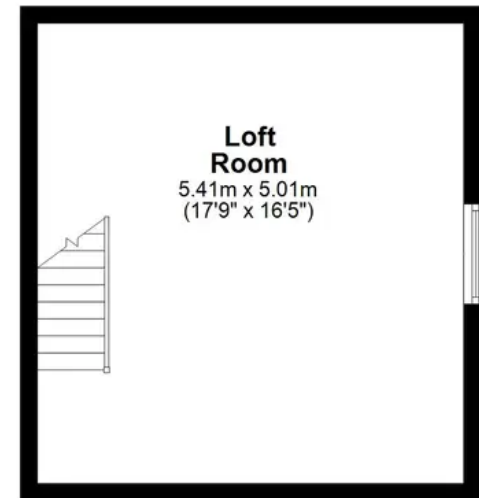
## First Floor

Approx. 46.8 sq. metres (503.2 sq. feet)



## Second Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



Total area: approx. 135.3 sq. metres (1456.7 sq. feet)

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