



Pilling Lane, Chorley

PR7 3EE

£375,000



A rare opportunity to purchase, not only a spacious four bedroom detached property, but also a business opportunity with the annex designated as commercial and retail space from which the current owners have run a successful business for several [years](#). In a popular residential area, close to primary transport routes, town centre amenities and with the Yarrow Valley within easy reach this is a great location. To the front the driveway can accommodate several vehicles and leads past the garden with mature planting to the detached garage and main entrance. Step into the entrance hallway with understairs storage housing the Potterton combi boiler. The bay fronted sitting room with gas fire is a lovely cosy space in which to relax. To the rear the well proportioned second reception room has plenty of dining space and comfortable furniture. A sun room provides additional storage and access to the garden. The kitchen comprises a range of wall and base units with electric oven and hob and separate utility room with space, power and plumbing for additional appliances. Step outside to the large, west facing rear garden with lawns, mature planting and private seating areas making this the perfect place to entertain and enjoy the afternoon and evening sunshine. To make life easy, the gardeners wc is just to the side. Back inside, stairs lead to the first floor landing with access to all four double bedrooms, two bathrooms and separate wc for maximum getting ready efficiency. The commercial space benefits from both single and three phase supply making it extremely versatile as a business opportunity. Please note that the majority of equipment will be removed.

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Council Tax band: A

Tenure: Freehold

- Spacious four bedroom property
- Over 2,100 square feet
- Additional commercial opportunity
- Large west facing garden
- Popular residential location



Eccleston Branch

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Coppull Branch

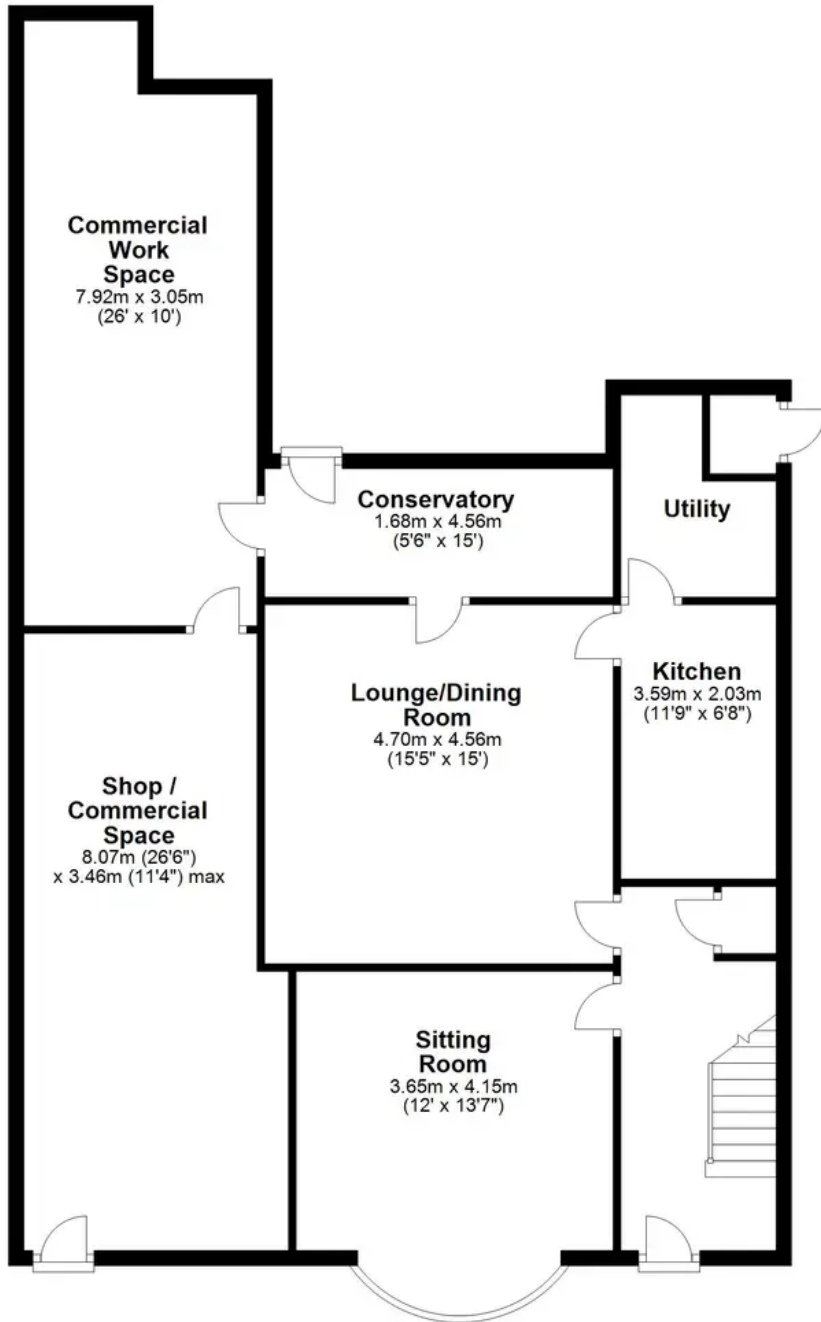
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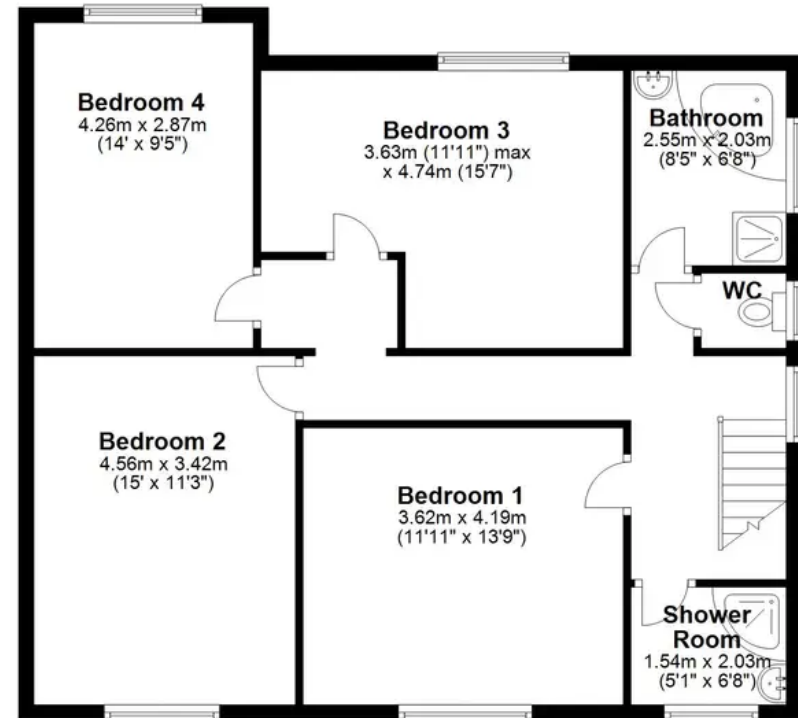
Ground Floor

Approx. 119.5 sq. metres (1286.3 sq. feet)



First Floor

Approx. 83.5 sq. metres (898.4 sq. feet)



Total area: approx. 203.0 sq. metres (2184.7 sq. feet)

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