

HOME  TRUTHS

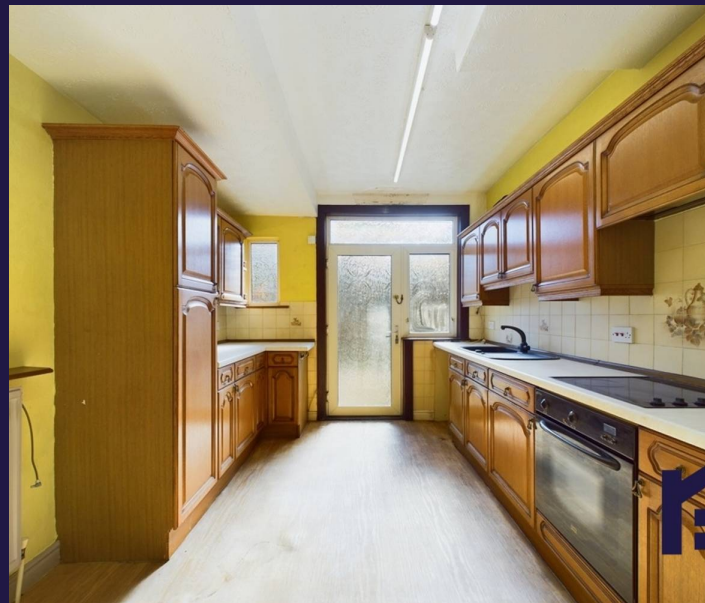
Letchworth Drive, Chorley

PR7 2HG


£175,000



Spacious mid terrace property in a very popular residential area within easy reach of town centre amenities, three bedrooms and two reception rooms, enjoying an elevated position giving wonderful views from the first floor over the beautiful Lancashire Plain. Available with no upward chain. Set back from the road with lawn and mature planting, a pathway leads up to the main entrance. Step into the welcoming hallway and from there to the bay fronted living room. A larch archway opens to the spacious dining room with patio doors opening to the garden. The dining kitchen comprises a range of wall and base units with electric hob, oven and grill with space, power and plumbing for additional appliances. Step out into the private rear garden with patio, lawn, shed, gated access to the service ginnel and fabulous mature camellia. Back inside, stairs lead to the first floor landing with roof light. Bedroom one is to the rear with fitted wardrobes and Vaillant combi boiler overlooking the garden, whilst bedrooms two and three benefit from those lovely views towards the Ribble Estuary and Blackpool Tower. Completing the accommodation, the bathroom comprises bath with screen and mixer shower over, wc and wash hand basin.



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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious mid terrace property
- Popular residential locaton
- Three bedrooms
- Virtual tour
- Gardens to front and rear
- No upward chain



HOME  TRUTHS

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Floor 1



Floor 2

Approximate total area⁽¹⁾

892.11 ft²

82.88 m²

Reduced headroom

3.98 ft²

0.37 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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